1351, RARE, COSY, 2-BED HOME WITH GARDEN AND PARKING IN CENTRAL PANAJACHEL

for sale. $ 189,500







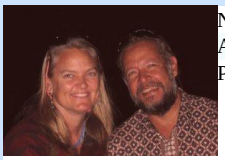


Panajachel, LAKE ATITLAN AREA, Sololá

Casa Pescado is a spacious and comfortable 2-bedroom house and garden that is For Sale in the centre of Panajachel (Pana), Lake Atitlan. It has a large garden with parking (1-2 cars), in one of the most popular and sort-after residential areas of Pana. It is only a 10-minute walk away from Calle Santander, grocery stores, banks, restaurants, and the local market.

The house is set in a pretty and private garden (with parking) and has a small porch in the front with table and chairs outside. When you walk in the front door you enter a spacious, open-plan living-dining-kitchen space with a fireplace and skylight for extra light. Off this main room to the back lies the bathroom with gas shower, a large main bedroom overlooking the back garden and a smaller second bedroom also overlooking the back garden. Behind the house is another small garden area with a bodega for gardening equipment, 2 water tanks, and the washing machine. It is only a 3 min walk to the river side of Rio San Francisco and then a further 10 min walk down to Lake Atitlan and the Lake front area filled with other restaurants, stalls, and stores. Furniture and white goods are included – Please note not all furniture in photos is still there.

Registered with Panajachel Municipalidad and in the Registro de la Propriedades in Xela (Quetzaltenango). PROPERTY SIZE: 306.35 Square metres / 3,298 square feet CONSTRUCTION SIZE: approx. 102 Square metres / 1,098 square feet 1 Double bedroom (Queen) 1 Single (1 Twin bed) 1 Bathroom with Shower – gas Fully equipped Kitchen Kitchen-Dining-Living area Porch with table & chairs WiFi Internet connected with Claro and landline connection Cable TV ready to connect with PanaDish Washing Machine Large Garden Parking Electricity – DEOCSA Drainage – connected to Muni 2 Water tanks in back garden Please contact us for further information and to arrange a viewing. The house is currently rented so we need a couple of days' notice minimum for a viewing. Thank you for understanding.



Name	**Rene and Francesca**
Address	Main Street, Panajachel, Lake Atitlan Area
Phone	502-7965-2641

BASE INFORMATION:	
Bedrooms	: 2
Bathrooms	: 1

AREA INFORMATION:	
Construction	: 102
Lot	: 306.35

CONVENIENCE:

General Amenities: Road Access,
Energy Savings Amenities: Gas Tankless Hot Water,Fireplace,
Exterior Amenities: Garden,Garage,
Interior Amenities: Storage Room,Internet Available ,Furnished,Cable TV,

NEIGHBORHOOD:	
Convenience Store	: 10 minutes by Walking
Town Center	: 10 minutes by Walking
Banks	: 10 minutes by Walking
Local Restaurants	: 10 minutes by Walking
Local Open Air Market	: 10 minutes by Walking
Super Market	: 10 minutes by Walking