

1376, LUXURY PROPERTY IN CENTRE OF STA CRUZ WITH 3-BED HOME, 1 BED COTTAGE, SAUNA & GUARDIANIA/LAUNDRY

for sale. \$ 565,000



Santa Cruz la Laguna, LAKE ATITLAN AREA, Sololá

Casa Piedra Azul is an incredible property, tucked into the centre of lower Sta Cruz, just a short walk from the public dock. It comprises of one main, 2-story home with 3 bedrooms and 1.5 bathrooms. Next door is a 2-level, 1-bedroom, cottage, which is totally independent and works as a great rental. There is then also, a guardiana/caretaker building with 1 bedroom, along with a temascal and viewing/yoga platform. The main house has entered from the back pathway into a hall, to the left is a large living room with fireplace. To the right of the entrance is the dining room to one side and the kitchen to the other side, which has a door leading into the garden. Stairs in the middle have a half bath underneath and lead you upstairs. Outside the living room is a small terrace with seating, overlooking the gardens in front and accessing the garden. The second level has a large landing space with windows and space for a desk/office. There are two bedrooms to one side of the building and then a large, Master Bedroom to the other. One of the smaller bedrooms, above the living room, also has a fireplace. These are connected inside by the landing/office space and outside by a spacious balcony with fabulous views out over the tropical canopy to lake and volcanoes beyond. A bathroom is shared by the three bedrooms. Just beyond the main house, is the 2-Story Cottage. There is a living room and kitchen on the ground level along with a small balcony and then exterior stone stairs take you up to the bedroom, bathroom and a small balcony. The bedroom has two walls of windows looking out over the garden and the bathroom boasts a fabulous stone bath and separate shower: a serious 'room with a view'! In the garden the pathways, made of red laja (stone) from Santiago Atitlan, meander through the lush tropical gardens full of fruit trees, plants, and sweet-smelling flowers. At different points the house and gardens have views through the greenery to Lake Atitlan and the Volcanoes. A deck is built among an old Avocado tree perfect for meditation and bird watching. The garden also offers a temascal (Guatemala sauna) large enough for 6 people and made with cedar benches and a cold-water shower outside. All wood floors are Mahogany. Many of cabinets Red Cedar and Conacaste. MAIN HOUSE Kitchen (white goods included plus dish washer) Living Room with Fireplace Terrace Half Bath Dining Room 3 Bedrooms 1.5 BathroomS Landing/office space Balcony Solar Hot water COTTAGE Living Room Kitchen (with white goods) Bedroom Bathroom (Bathtub & Shower) Gas Hot water GUARDIANIA/LAUNDRY Bedroom Bathroom Washer Dryer Tamascal with cold shower GENERAL EOCSA grid electricity Water – Pumped from lake then filtered with charcoal and UV filter Septic Tank Completed in 2006 Everything is included except for artwork, antiques & personal items. Please contact us for further information, photos and/or to arrange a viewing.

CONVENIENCE:

General Amenities: Volcano View,Septic tank,Lake View,Dock - Lake Access,
Energy Savings Amenities: Solar Water Heating,Fireplace,
Exterior Amenities: Terrace,Garden,Fruit Trees,
Landscape Amenities: Landscaping,



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