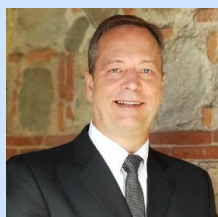




## San Pedro las Huertas, ANTIGUA AREA, Sacatepequez

This house's lot size is 272 mts2 with 250 mts2 of construction, located on a private road between San Pedro las Huertas and San Miguel Escobar, just 10 minutes from central Antigua.

As the house is not in a gated community and has no monthly maintenance charges or rules about pets, it's perfect for buyers who do not wish to be governed by the pesky rules of many of the gated communities around Antigua. The house itself is stylishly decorated with brick and adobe walls, solid wood doors, and cupboards. It's a very comfortable, warm, and inviting home. The first level features 2 separate sitting areas/dining areas: one with a working fireplace; the other located in the garden room with glazed windows that look out onto your lovely mature garden. It's a real breakfast room! A well-equipped kitchen has been recently remodeled with an electric wall oven, built-in gas stove, dishwasher, granite countertop—and plenty of storage space! The second level has a large primary bedroom with a private terrace and ensuite bathroom. A guest bedroom a full bathroom across the hall. There is also an enclosed balcony that has a secret dumbwaiter from the kitchen below for carefree entertaining. The large backyard with a pond also features an additional en-suite bedroom that could be converted into an office/studio if desired. A large secure storage room with shelves is located at the front of the house as well as a private secure covered parking area.



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Phone 502-7965-2641

### BASE INFORMATION:

Bedrooms : 3  
Bathrooms : 3

### AREA INFORMATION:

Construction : 250  
Lot : 272

### CONVENIENCE:

**General Amenities:** Volcano View, Cistern, Bodega/Storage,  
**Energy Savings Amenities:** Fireplace,  
**Exterior Amenities:** Perimetral Wall, Garden, Garage, Covered Patio, BBQ,  
**Interior Amenities:** Storage Room, Laundry Room, Cable TV,  
**Landscape Amenities:** Landscaping,

### NEIGHBORHOOD:

Convenience : 13 minutes by Walking  
Store  
Shopping : 8 minutes by Car  
Center  
Banks : 16 minutes by Car  
Local : 15 minutes by Car  
Restaurants  
International : 90 minutes by Car  
Airport  
Bus Stop : 10 minutes by Walking  
Local Open Air: 10 minutes by Walking  
Market  
Private : 16 minutes by Car  
Hospital  
Public Hospital: 16 minutes by Car  
Antigua's : 17 minutes by Car  
Central Park