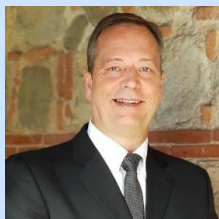




## Near the Village of San Andres Semetabaj, San Andres Semetabaj, LAKE ATITLAN AREA

Priced Reduced! \$ 325,000, open to reasonable offers. A beautiful, 4-bedroom, 2-bathroom family home on 3 levels, each one with breathtaking views out over Lake Atitlan, Guatemala. The solidly-built property is perched at an altitude of 6,600 ft / 2,000 m, so way up above Santa Catarina Paolopo on the Lakeshore and sometimes even above the clouds!

Built in 2007, the house sits on the edge of the mountainside, near the village of San Andres Semetabaj, at the end of a private road and guarded gateway (garita). It has plenty of parking space, which is handy as it can comfortably sleep up to 18! Over the 3 levels, you will find a large, light open-plan kitchen, living and dining area with floor to ceiling windows and a wrap-around balcony. 2 large fireplaces create cosy focal points in both living spaces. There is an en-suite master bedroom, along with two further bedrooms and an extra living room, which is currently used as a dormitory with bunk beds. The rooftop, which boasts the best views, has a palapa roof with custom-made furniture & a fireplace/BBQ offering a gorgeous outdoor area from which to sip a cocktail and watch the sunset beyond the distant mountains. Most bedrooms have access to the wrap-around balcony on this level. The property is a fantastic investment and makes a perfect vacation rental for large groups or even a hotel or retreat. It is turn-key and ready to go, as it is fully furnished.



Name **Glenn Wilson**  
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### AREA INFORMATION:

Varas : 1171  
Construction : 279  
Lot : 817

### CONVENIENCE:

**Appliance Amenities:** Washer, Range/Oven, Fridge, Dryer, Dishwasher,

**Energy Savings Amenities:** Gas Tankless Hot Water,

**Exterior Amenities:** Open Deck, Covered Patio,

**Interior Amenities:** Laundry Room, Furnished,

**Landscape Amenities:** Landscaping,

**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Banks : 10 minutes by Car  
Local : 5 minutes by Car  
Restaurants  
Super Market : 10 minutes by Car