



Mountain View, Panajachel, 03001, LAKE ATITLAN AREA

Price Reduced! \$301,000. This spacious 267 square meters, four-bedroom estate is nestled on 5059 sq meters of land planted with coffee, citrus, and an array of tropical plants. This solidly built home is located just on the outskirts of the village of Panajachel, on beautiful Lake Atitlan, Guatemala. Thanks to the area's elevation at about a mile above sea level, and its proximity to the equator, the Lake Atitlan area enjoys a year-round, spring-like climate. The nearby town of Panajachel is home to approximately 15,000 inhabitants – an eclectic mixture descendant of the Maya, Latinos and a wide variety of part and full-time transplants from North American, Europe and beyond. One thing that first-time and repeat visitors alike say that has drawn them to the lake, aside from the scenic beauty and perfect climate, is the kindness of the local people. As you drive up through the entry gate, you will enter a lush, green oasis filled with a melodic chorus of birds and views of the mountains and San Francisco river valley. The stone driveway leads up to a four-car parking area and 83 square meter garage. The house has the feel of a mountain lodge because of the elegant blend of wood and stone. The front door opens and you enter a well-illuminated, spacious room with a cathedral ceiling and large windows that display the verdant surroundings beautifully. The living area features a large wood-burning fireplace. This space also hosts a well-equipped kitchen and 80 sq meter partially-covered terrace, ideal for entertaining large groups. A grand staircase divides in two directions with one side leading to an open loft that can be used as a family room, office or additional sleeping area, and adjoining bedroom with en-suite bathroom. The other half of the stairway leads to two more guest bedrooms, a guest bathroom and another open terrace (115 sq meters) with an adjacent laundry room. The master bedroom suite boasts a walk-in closet, bathroom with deep soak tub, fireplace, small private terrace with outdoor shower, and more breathtaking views. The garden is well-established and includes a naturally-fed fish pond and terraced lawns. The house's situation at the edge of a natural forest provides close-up encounters with a variety of birds and creates a peaceful ambience. There is a storage building located near the entry gate that could be modified to be a caretaker's quarters. This property also features a spring-fed water source that is filtered to provide potable water. There is also an extra large septic system that has adequate capacity to accommodate the addition of more units on the property. The current owners, who also designed this one-of-a-kind property has mapped out areas throughout the property that would be ideal for the construction of guest cottages or bungalows, making this property ideal as a retreat centre, hotel or B&B, or destination wedding venue.

BASE INFORMATION:	
Bedrooms	: 4
Bathrooms	: 4
AREA INFORMATION:	
Varas	: 7252
Construction	: 267
Lot	: 5059
CONVENIENCE:	
Exterior Amenities: Terrace,Open Deck,Garden,Garage,Covered Patio,	
Interior Amenities: Storage Room,Laundry Room,	
Landscaping Amenities: Landscaping,	



Name	Glenn Wilson
Address	4a Calle Oriente No. 44 , Antigua, Guatemala, Antigua Area
Phone	502-7965-2641