



## Gated Community, San Miguel Duenas, 03001, ANTIGUA AREA

\$170,000 (non-negotiable). Hurry, this is a limit time offer to purchase a 4 bedroom, 2 car garage home in a family-friendly gated community. The owners are motivated to sell quickly. The home covers 2 regular sized lots and has been upgraded throughout. Interested? View the 3D virtual tour now and schedule a property visit today.

A 2 level, 4 bedroom house for sale in a gated community. This house has been expanded and upgraded. Perfect for year-round living or weekend home. The gated community offers a swimming pool, BBQ areas, outdoor gym, and a football field. The first level has 3 bedrooms, living room, office area, dining room and kitchen and a garden area. The second level has the master bedroom that exits onto a large terrace area with another kitchen and family room. Perfect for entertaining. There is a rooftop terrace with views of the volcanoes. The house has a water cistern and a garage with secure parking for 2 cars.



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

### BASE INFORMATION:

Bedrooms	: 4
Bathrooms	: 4

### AREA INFORMATION:

Frontage	: 14
Depth	: 16
Varas	: 321
Construction	: 248.25
Lot	: 224

### CONVENIENCE:

**General Amenities:** Volcano View,Cistern,  
**Community Amenities:** Football ground,Club House Swimming Pool ,  
**Energy Savings Amenities:** Fireplace,  
**Exterior Amenities:** Wall Fountain,Terrace,Swimming Pool,Open Deck,Garden,Garage,BBQ,  
**Interior Amenities:** Walk-in Closet,Storage Room,Laundry Room,Internet Available ,Interior Courtyard,Cupula ,Cable TV,  
**Landscape Amenities:** Lawn Area,  
**Security Amenities:** Gated Community,