975, 3 BEDROOM, LAKEFRONT HOUSE WITH LAND IN SAN ANTONIO PALOPO

for sale. $ 795,000









San Antonio Palopo, LAKE ATITLAN AREA

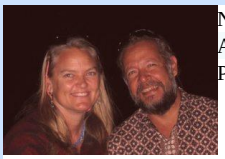
This spectacular, 3-bed (all ensuite), the lakefront villa is set into the hillside near to the small Lake Atitlan village of San Antonio Palopó in Guatemala. Its terraced design enables truly jaw-dropping views out across to the lake to the volcanoes. It has both road and boat access.
It's well constructed with a foundation design incorporating concrete pillars sunk well into this rock. Two architectural firms and an engineering firm participated in the two-year design process. The property is secure and secluded with 335 feet / 102 metres lakefront. To the east are the Parankaya river and a rock wall and to the west 2 large lots (included in the price), allowing total privacy. The whole property is made up of 2 lots, which could be divided. A large, spacious, open-plan main room boasts a spectacular 25-foot / 7-metre high palapa (thatched in the local coastal style) roof. Beneath is the living and dining area, as well as a fully-equipped kitchen. In the kitchen, you will find beautiful cherry wood cabinets, quartz countertops and stainless steel appliances (including that all-important wine cooler!). There is a breakfast bar and spacious dining and living areas. Access to the outside terrace area and wonderful views continue. The master bedroom is large and spacious with en-suite bathroom with double vanity and a walk-in closet. There is a custom-made, king-size, memory foam bed and doors lead to outside terraces. The upper guest suite is furnished with a queen bed and plenty of cupboard space and a private bathroom. The lower guest suite, also with a private bathroom and views, as with all the bedrooms. This bedroom also has a private entrance from outside. The whole building has custom-made German windows and exterior doors. And the interior doors are all custom-made from solid wood. Large commercial washer and dryer on the main level. The colourful and lush gardens weave around the house and down through the terracing to the lake shore and private dock. Separate staff quarters. Spacious 6-car concrete garage. The property is ideal as a family home and/or vacation property and has been successfully rented as such. Or, perhaps even a boutique hotel?! Fully-equipped kitchen Light dining and living areas Master bedroom en-suite Upper guest bedroom en-suite Lower guest bedroom en-suite Washer & Dryer Private dock Staff quarters 6-car garage Accessible by road and boat

BASE INFORMATION:

Bedrooms	: 3
Bathrooms	: 4

CONVENIENCE:

General Amenities: Road Access,Lake View,Dock - Lake Access,
Appliance Amenities: Washer,Range/Oven,Fridge,Dryer,
Energy Savings Amenities: Fireplace,
Exterior Amenities: Terrace,Garage,Covered Patio,
Interior Amenities: Walk-in Closet,Storage Room,Maids Quarters,Furnished,



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