

FOR SALE



Fully Furnished Riverfront Home on Three Acres

Price: USD 360,000

MLS Number: LH202501SI

Bathrooms: 2

Lot size: 3.00 Acre

Bedrooms: 3

Built up size: 1,800.00 Sq Ft

Great location with a good all year accessible road just 3 minutes from the Highway in a secluded, quiet and very good neighbourhood. The property is being sold fully furnished. Only 8 minutes from San Ignacio Town for shopping, banking, restaurants and all that you need. Home has potential for expansion if you need more rooms as there is a large inside tool room, covered verandas and the garage can be closed. The property also has a tool/garden shed on the grounds. As this property sits on 3 Acres there is ample space to build an income producing rental or another small guest home. Potential rent \$700 USD. Fauna abounds on the property such as Toucans, howler monkeys and a large variety of birds. This home has electric, cable and Wi-Fi available. **FEATURES:** 3 Acres Land Deck and patio Office den Master suite upstairs and room with bathroom downstairs. Separate entrances for upstairs and downstairs. Cul de sac Fully fenced Some exotic fruit trees like avocado, mango, citrus

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