

# LOURDES Av. #9 — \*\$159,500 USD VARGAS

## **3 BDRMS, 3 BATH, PARTIALLY FURNISHED, 1 LEVEL IN CHAPALA**

Total peace and tranquility in this adorable 3 bdrs. 3 bath home surrounded by nature with yes- even a decent view of Lake Chapala! A gorgeous mature tree, rock walls wrapped in vines, and quaint, winding steps leading to the front door. You want light, bright, happy, wonderful energy - this is it! Floor to ceiling windows capture the lake and mountain views, inviting in the big sky and lush greenery. Nice size covered terrace - ideal for sipping that morning coffee! No traffic sounds here! Only birds chirping and the sound of lake breezes rustling the leaves. More charm with talevera sinks to give it that perfect hint of Mexico! The light floor tiles throughout only add to the brightness and cheeriness of this country cottage - yet only moments from amenities! Downstairs is a guest suite with a complete bathroom so visitors have total privacy from the rest of the house! The neighboring house is a mansion so yes you are in a superb neighborhood! Farmacia Guadalajara is just down the street, the Hotel Montecarlo with an almost olympic size pool and yes even pickle ball courts, the Chapala boardwalk is a quick walk away as are the many restaurants Chapala has to offer along with the fabulous Arbol coffee shop where they roast their own beans! Do not delay - call today!

**\*REDUCED FROM \$179,500 USD**

### **FEATURES**

**MLS CAR5909**

**Lot:** 327 m2—3,520 sq. ft. **Const:** 288 m2—3,104 sq. ft.

**Year Built:** 2008

**Showing Terms:** Key

**Selling Terms:** All Cash

**Appliances:** Clothes Dryer, Clothes Washer, Stove, Refrigerator

**Other Rooms:** Bodega

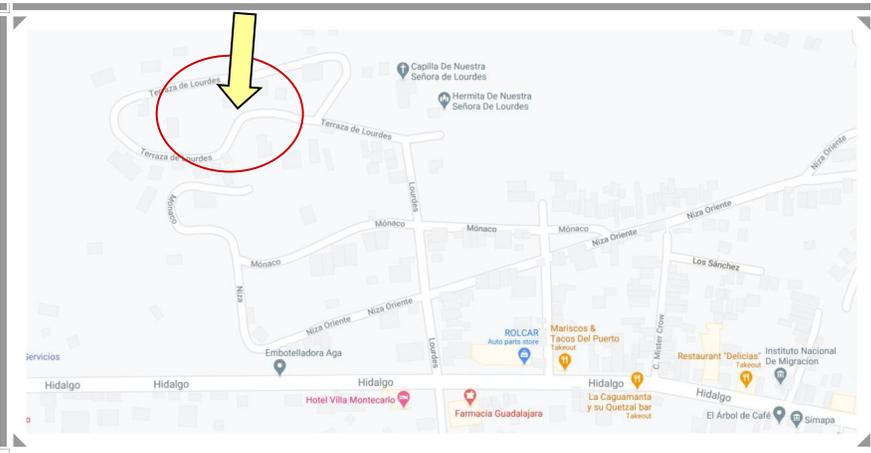
**Utilities:** 110v Electrical, Aljibe/Cistern, Laundry Hook-up, Municipal Sewer, Pressure System, Purification System

**View:** Lake and Mountain

**Property Tax:** \$2,816.46 pesos / \$139.50 USD / Annual

**More Features:**

- Gorgeous views
- Quiet Neighborhood



Information provided is not official and is subject to unintentional error and /or omission.



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