

Amy Prisco, Broker / Owner

Amy Prisco Agency ~ Real Estate Services in Ecuador

+1 646-396-1026

+593-9-67-043-050

amy@amyprisco.com



## LL2400381 - Build Ready Land with Guest Cottages

Summary Price	<b>\$135,000</b>	Ownership Type:	Escritura Public
Location:	Atuntaqui, Atuntaqui (Antonio Ante), Imbabura, Ecuador		
Total Lot Size:	29,062.44 sq ft (2,700.00 m <sup>2</sup> )		
Location Type:	Countryside		
View Type:	Garden View, Mountain View		

### Infrastructure

Street Access Type:	Unpaved Road	Type of Water:	City Water
Type of Electricity:	Public	Type of Internet:	Other
Type of Television:	Cable Television		

### Disclaimer

Seller Financing Available	No	Restricted Use	No
----------------------------	----	----------------	----

## Description

Nestled between the town of Cotacachi and the city of Ibarra just off the Pan-American Highway is the famous town of Atuntaqui, which is known for pork delight dinners, and homemade sherbet . The town is very quiet, clean and secure. Just 10 minutes from the town center we arrive at the gated compound surrounded by rolling green pastures and pungent eucalyptus trees. The property has excellent pre-existing perks, adding enormous value for example, a fully finished turnkey guest house. Additionally an extra guest cottage that is 50% complete including patio and barbecue area to accommodate your most creative plans with the finishing touches. Both guest homes can provide investment rental income value for the future not to mention you can live on site while building the primary residence . The open land area of the property is currently a well-kept football field, along with 20 planted and thriving fruit trees. The entire area of the property is over 3000 ft.<sup>2</sup> of flat walkable area enclosed with a \$25,000 perimeter wall providing exceptional privacy, security and value to the guest homes and future primary residence. This is definitely a winner for an investment opportunity, offering flexibility to tailor your project with endless possibilities . Don't let this one get away!!

