



## El Valle, COCLÉ

This charming 5-bedroom ranch-style house, situated on 1877 m² in El Valle, is an affordable option as a family home or weekend retreat in this popular town. This classic architectural example of the ranch style house is ideally located within an easy walk of El Valle's markets, shops, cafes, and restaurants and is beautifully situated in the middle of the caldera's breathtaking views.

**PRICE REDUCTIONS:** \$375,000 > \$350,000 > \$329,000 > \$319,000 > \$285,000 > \$250,000 > \$215,000

The main part of the house offers a welcoming living/dining room with original pine tongue and groove ceiling, three in-suite bedrooms, and a kitchen that oozes traditional charm. The home also includes a maid's room/bathroom. Attached to the house via a breezeway are: a fourth in-suite bedroom, playroom, laundry room as well as a private guest cottage complete with a bedroom, bathroom, 1/2 kitchen, sitting area, and porch. A gardener/maid's quarters is located off the terrace and is accessible via a carport as well as by a terrace breezeway. Large front and rear terraces enable one to relax and enjoy the cool mountain air. The property is surrounded by lush vegetation and includes orange and avocado trees as well as wild passion fruit vines, and the entire property is protected by a fence and security gate. This property is truly the ideal Panamanian permanent or vacation home. The sales price is negotiable. **CLICK ON> INSTAGRAM** El Valle de Antón is a well-known mountain community located at 600 meters above sea level. It is just a 2 hours' drive from Panama City and under one hour from several public beaches in the Pacific Coast. With cool temperatures throughout the day, this town has become a weekend destination for many Panamanians living in Panama City as well as one of the top touristic and residential towns in Panama. There are many markets, restaurants, a new mall offering many other amenities and services, including a 24 hour Rey Supermarket, gym, deli gourmets, and an art gallery. The popular farmers market is open every day where you may find a wide variety of fresh fruits, vegetables, tropical plants, and artisans market. El Valle has many attractions. You can enjoy hiking in the mountains, hot water springs, canopy and horseback riding as well as various other activities. **AVENIDA CENTRAL, THE MAIN STREET IN EL VALLE, HAS RECENTLY UNDERGONE A BEAUTIFICATION PROJECT WITH LANDSCAPING, NEW INLAID SIDEWALKS, AND DECORATIVE LIGHTING. A BRAND NEW STATE-OF-THE-ART HOSPITAL WHICH WILL BECOME THE MOST MODERN FACILITY IN THE PROVINCE IS NEARING COMPLETION IN THE TOWN. CLICK ON> A TRIP TO EL VALLE DE ANTON**

### BASE INFORMATION:

Bed	: 5
Bath	: 4
Living Areas	: 245 sq meters (2,637 sq ft)

### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Fruit Trees, Gas Hot Water, Landscaping, Maid's Quarters, Microwave, Refrigerator, Stove, Washer/Dryer, **Appliance Amenities:** Grill Top, Range/Oven, **Energy Savings Amenities:** Propane Hot Water, **Landscape Amenities:** Lawn,

### NEIGHBORHOOD:

Shopping center	: 7 minutes by Car
Town center	: 5 minutes by Car
Hospital	: 10 minutes by Car
Police station	: 5 minutes by Car
Airport	: 50 minutes by Car
Coffee shop	: 5 minutes by Car
Beach	: 45 minutes by Car
Super market	: 7 minutes by Car

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