

# MY SHOOT FARM 2222 IN CERMEÑO, CAPIRA

En Venta

**\$580,000**



## Ubicación de la propiedad

|               |   |
|---------------|---|
| Provincia     | Locations   |
| Distrito      | Panamá Oeste  |
| Corregimiento | Capira  |
| Barrio        | Cermeño   |
| Calle         | A MONTE OSCURO ARRIBA 1 554,<br>CERMEÑO, PROVINCIA DE PANAMÁ<br>OESTE |

## Detalles de la Propiedad

|                          |  |
|--------------------------|--|
| Property ID:             | MLS-21625  |
| Listing Type:            | En Venta   |
| Property Type:           | House  |
| Building   Neighborhood: | A MONTE OSCURO ARRIBA<br>1 554, CERMEÑO,<br>PROVINCIA DE PANAMÁ<br>OESTE |
| Price:                   | \$580,000  |
| Year Built:              | 2000   |
| Lot Size:                | 22,146 m <sup>2</sup>  |
| Construction Area:       | 350 m <sup>2</sup>   |
| Bedrooms:                | 4  |
| Bathrooms:               | 4  |
| Half Baths:              | 1  |
| Parking Lots:            | 4  |

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### Descripción de la propiedad

The property consists of a 2.2 ha, fully fenced farm located in the village of Cermeño in the Capira district. There are four main structures located on the four acres fronting the road from Cermeño to Monte Oscuro. These consist of: -A 150 m2 "Rancho" housing the main living/dining room, kitchen, office, and a bathroom/laundry room. -A 56 m2 guest house with two bedrooms and two bathrooms. -A 74 m2 bungalow consisting of a large bedroom/living room with a kitchen and private bathroom, a storage room, a store, and a maid's quarters with a full bathroom. A 74 m2 caretaker's house with a living room-kitchen, two bedrooms, and a full bathroom. In addition, a paved driveway leads to a covered carport with covered patio adjacent to the ranch. There is a swimming pool with a large pavilion, a 4mx4m, fully screened bird house, and a mechanical shed that houses the pool pumps and filters. There is a well that provides water to a large storage tank/filter system that supplies the water needs of the property. The front of the property has a beautifully landscaped garden with many exotic tropical plants, tropical plants, palm trees, citrus trees, mango trees, breadfruit trees, and avocado bushes. There is a natural stream that feeds a large lagoon toward the back of the lawn area, and the stream continues through the back of the property all the way to the property line. A fence separates the lawn from the back of the property, which is planted with teak and mahogany trees that are already ready to be harvested. This section measures around 4 hectares and is a Right of Possession, but is included with the sale.

### Características

|                           |                        |                      |                          |
|---------------------------|------------------------|----------------------|--------------------------|
| Jardín                    | Piscina                | Rancho-Gazebo        | Patio                    |
| Acceso fácil              | Orientada a la familia | Se permiten animales | Servicio de agua potable |
| Terreno con árboles       | Cercada                | Con lago incluido    | Depósito                 |
| Purificador de Agua       | Cortinas               | Línea blanca         | Negociable               |
| Tanque de reserva de agua |                        |                      |                          |

### Amenidades

- Zoning: R1-A