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2.4 Hectares House and Land Yunguilla Valley

\$ 349999 /SOLD 2021

Homes to Buy in Yunguilla, Cuenca, Azuay

Beds # 2 Baths # 2 Living Size 158



YUNGUILLA HACIENDA STYLE HOME PLUS CASITA ORCHARDS, GARDEN AREAS AND COMPLETE PRIVACY

Quinta Madre Maria is a quick and easy access retreat for your weekend getaway to the sunshine and warmth of the Yunguilla Valley or a very private & serene tropical year round home. The road is paved all the way from the Colonial city of Cuenca to this lovely paradise making it only 1.5 hour drive from the hustle & bustle of town. This is a hacienda style home with a charming guest casita! Complete privacy where you can spend the day in the hammock watching the flock of yellow canaries, bluebirds, dove, blackbirds, orioles, ornosos, and more song birds that you can probably identify. You'll probably want to hike and enjoy the breathtaking vistas, or enjoy the warmth and sunshine with your favorite book. Patio picnics and leisurely romantic dinners lend themselves to the lifestyle that awaits you. Weather is mostly sunny on a daily basis in the 70's to 80s and cooler nights never below 60. This 2.4 hectares (5.93 acres) has extensive orchards, garden areas, and is perfect for a hobbyist and gentleman farmer. This lovely villa could definitely be your dream "live off the land" property. The orchard boasts fresh lemons, bananas, 5 varieties

of coffee, avocados, mandarin trees, sutil limes, orange trees, grapefruit, mangoes, maracuyas, papayas, babaco and agave. The well cared for home has an open floor plan with 200 additional square feet of covered patio. The property is priced to include the furnishings, appliances, ranch & garden tools and equipment as well as a 4-wheel drive Toyota Hilux 4-passenger pick-up truck and a Chevrolet Trailblazer 4-wheel drive passenger car. From the entry area, you step into a grand living room. A peninsula separates the kitchen from the formal dining area. The roomy kitchen has tons of cabinets, a work island, and double sinks that sit at the base of a large window to the patio. It has all appliances including a dishwasher, washer, dryer, 3 refrigerators, plus an extra microwave ovens to complete the kitchen area of the casita. This cheery and bright three-bedroom, two-bath property appears huge thanks to the high vaulted ceilings and skylights. Attractive exterior and interior doors, cabinets, matching wood baseboards and crown molding made of local wood add to the appeal of this country retreat. The skylights and a vaulted ceiling create a slightly contemporary feel combined with South American charm. All of the windows have decorative security protection. The great room/kitchen/entry has an attractive patterned tile with plain colored tile in other areas. The master bedroom is large enough for a king-size bed, closets and a sitting area below the 3 section skylight. The huge master bath is more like a home spa, featuring a garden tub, a very big shower, a separate toilet room and a long counter with double sinks. The bedrooms are located up five stairs through a large arch, into a mezzanine area adding interior privacy and enhancing this attractive floor plan. The casita sits above a serenely landscaped park, with 2 patios. One is located where you can enjoy the wild orchids growing in the trees below. There is another private covered patio at the entrance to the casita and covered parking as well. This property was developed by a North American Engineer. The design and foundation of the house and french drains surrounding the house and property are North American standards and are not usually seen in Ecuadorian design. There is also a workshop, a secure enclosed bodega area for tools, and an additional covered parking area for the ranch truck. The enclosed pump house has a 1,100-liter holding tank for potable water supplied by Agua Potable system. It is supplied to the house via a pressure system. Hot water is supplied by three separate calafons. There is a reverse osmosis system for drinking water. A large reservoir is located in the upper eastern portion of the property that holds 500,000 liters of irrigation water. Irrigation systems are in place for watering the landscaped areas around the house, the orchards, and coffee. Potable and irrigation water are plentiful here, which is key (and sometimes not the case) when living in the country. This property is the perfect place for someone wanting to live off of the land in solitude and peace while still being close to a major city. It also holds the potential to be developed for other uses including beautiful areas above the home offering stunning views where additional homes or family vacation houses may be built to create the perfect family compound. There is even plenty of grass for livestock. The Yunguilla Valley is known for its spectacular scenery, lush valleys, mist-filled mountains, and impossibly green farmland. The area has great hiking trails, world-class birdwatching, and horseback riding, as well as spectacular cloud forests and waterfalls in Giron. The Valley is also known for its sugarcane-based liquor made by local distilleries. Yunguilla has an ideal climate with an average year-round temperature of 70 degrees. The elevation is perfect at 5,700 feet and this property is below the fog line but above the bug and heat elevation that is typical of parts of Yunguilla. The property taxes are under \$20 per year and utilities (electricity) usually run around \$40. The listing price for this amazing Yunguilla property, complete with orchards, coffee, never-ending mountain and valley views, plus a casita, a workshop, and additional land to build or expand the gardens is \$350,000. Furnishings, as well as a 4 x 4 Chevrolet Trailblazer EST passenger car, a 4 x 4 Toyota Hilux ranch truck, equipment, and tools, are all included in the purchase price. Don't miss this opportunity to acquire premium rural property in the Yunguilla Valley of Ecuador!

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