

# passport



## 2.4 Hectares House and Land Yunguilla Valley

**\$ 385000 None**

**Homes to Buy in Yunguilla, Santa Isabel, Azuay**

**Beds # 2 Baths # 2 Living Size 158**



### LOVELY QUINTA – Smell the aroma of coffee?

Almost any afternoon you can smell the coffee roasting at Quinta Madre Maria, located in the lovely Yunguilla Valley. Watched over by the Sleeping Inca mountain ridge, this 2.4 hectare (5.93 acres) heavenly property is nestled off of a paved road, with approximately ¼ mile entry drive. Very secluded and private, Quinta Madre Maria is a real jewel ~ and only one and a half hour drive to the lively city of Cuenca.

### South American Charm with North American Quality

A young 6 years old, this cozy, exceptional home offers an open floor plan with an interior area of approximately 1700 square feet. The exterior includes approximately 200 square feet of covered patio.

Attractive exterior and interior doors, cabinets, matching wood baseboards and crown molding are made of local wood. Skylights and a vaulted ceiling create a slightly contemporary feel combined with South American charm. All windows have decorative security protection. The great

room/kitchen/entry has an attractive patterned tile with plain colored tile in other areas.

This two-bedroom with very large bath home is cheerful and bright. 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 ample cabinetry, a work island, and double sinks sit at the base of a large window to the patio. It has all appliances including a dishwasher.

The all-tile bathroom has a garden tub, very large shower, separate toilet room and long counter with double sinks. The master bedroom is large enough for a king size bed, closets and a sitting area below the 3 section skylight. There is ample room to build a full second bathroom off the guest bedroom. The bedrooms are located up five stairs through a large arch, into a mezzanine area adding interior privacy and enhancing this attractive floor plan.

**Guest House** Built to North American standards, Quinta Madre Maria includes an adorable separate casita/guest house with kitchen area and full bathroom. Sitting above a serenely landscaped park, it offers a wrap-around covered patio and a covered parking area.

**Workshop/Storage/Parking** There is also a workshop for processing coffee, a secure enclosed bodega area for tools, as well as an additional covered parking area for the ranch truck. The enclosed pump house has a 1100 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 UNIQUE OPPORTUNITY TO CONNECT WITH MOTHER EARTH

Approximately 2.4 hectares (5.93 acres), coffee-producing Quinta Madre Maria boasts 1500 arabica coffee plants as well as an expansive orchard consisting of 5 varieties of bananas, avocados, 20 mandarin trees, 4 sutil limes, 4 orange trees, grapefruit, 2 mangoes, maracuyas, papayas, 2 varieties of lemon trees, babaco and agave. A large reservoir is located in the upper eastern portion that holds 500,000 liters of irrigation water. Irrigation systems are in place for watering the landscaped areas around the house, the orchards, and the 1500 coffee trees.

Quinta Madre Maria also holds potential to be developed for other uses as well. It includes beautiful view areas above the home where additional homes or family vacation houses may be built to create the perfect family compound. If preferred, it could also be developed for use as grazing land.

There are many possibilities here for the right buyer, and this Yunguilla Valley jewel should not be overlooked. The elevation is perfect at 5700 feet. It's below the fog line but above the bug and heat elevation of much of Yunguilla. Average temperature is around 70 degrees but seldom, if ever, above 85 degrees.

Property taxes are under \$20 per year and utilities (electricity) usually around \$40.

Furnishings as well as the ranch truck, family car, equipment, and tools, are included in this purchase price.

Don't miss this opportunity to acquire premium rural property in the Yunguilla Valley of Ecuador!

Property Address: YUNGUILLA, AZUAY Santa Isabel, Azuay



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