

LARGE HACIENDA WITH WONDERFUL OPEN CENOTE

Yucatán | Yaxcabá



YUCATAN PROPERTY SCOUTS



for sale | 26,910,000 MXN

Description

Property Code | YPS-02-0048

The Yucatan Peninsula is truly a beautiful place. Nature is not stingy with its charms here. The lush green of the vast forests and grasslands spoils the eye, as does the azure blue of the fantastic Caribbean beaches and those on the Gulf of Mexico. The sun here regularly creates a euphoric attitude towards life and is a welcome companion on all excursions to the numerous attractions and sights of the country. It is particularly spectacular every morning when it appears as a fiery red ball in the east and sinks just as impressively on the western horizon in the evening.

The entire region is world-famous above all for its numerous historical sites of the former high culture of the Maya such as Chichen Itzá or Uxmal. In addition to that, Yucatan is well-known for its haciendas, large plantations with partly magnificent country estates, which in the 19th and 20th centuries ensured the supply of the then extremely coveted henequen (sisal) fiber.

With 1,035 ha (2,557 acres) of land, the hacienda for sale here once also actively contributed to Yucatan's henequen production. Its total area is distributed over two plots along the well-developed road from Libre Unión to Yaxcabá. There are several cenotes on the premises of the hacienda, of which the open and deep cenote in the form of a circular lake is probably the most spectacular in the entire region.

Its advantageous location, directly in the so-called Cenote Ring of Yucatan, not far from Chichen Itzá, opens numerous possibilities of use for this hacienda. In addition to its original function as an agricultural production farm and family residence, the property is also recommended as a living space for self-supporters and followers of the "farm-to-table" concept, as well as an exceptional nature boutique hotel or a retreat for managers. It is also conceivable that the land could be used to generate clean solar and wind energy.

Yucatan Property Scouts | René Jeremias

Phone: +52 1 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

The heart of the hacienda is a large residential building whose construction began in 2013. The building combines typical style elements of historical haciendas with modern, practical components. Since the property has not yet been completed, the new owner has the opportunity to realize his personal wishes and ideas for his future country estate.

The property is completely privately owned by an individual and is free of any encumbrances. There is a connection to the public power grid of the CFE. The water supply is ensured via wells. The connection to the Internet is currently done via an antenna.

In addition to the advantageous location of this hacienda, its well above average total area combined with the moderate sales price make for a particularly favorable price/area ratio, which clearly sets this property positively apart from others of its kind on the market.

Facts

HIGHLIGHTS

- LARGE TOTAL AREA
- **FAVORABLE PRICE/SPACE RATIO**
2.6 MXN/M² or 26,000 MXN/HA
- ADVANTAGEOUS LOCATION NEAR CHICHEN ITZÁ
- FANTASTIC OPEN CENOTE
- PURE NATURE!
- NO FIDEICOMISO NECESSARY!

HARD FACTS

- *Lot* | 1,035 ha (2,557 acres)

HOUSE AND LOT

- Main house with
 - Living room
 - Dining room
 - Kitchen with dining area
 - Entrance hall with column staircase
 - 3 bedrooms with bathroom
 - Roof terrace
- Large garden with various fruit trees and tropical plants
- Fantastic open cenote
- Further closed cenotes

OTHER FEATURES

- Connection to the public power grid
- Well
- Water tanks
- Internet via antenna
- Well-developed access road
- ...



YUCATAN PROPERTY SCOUTS

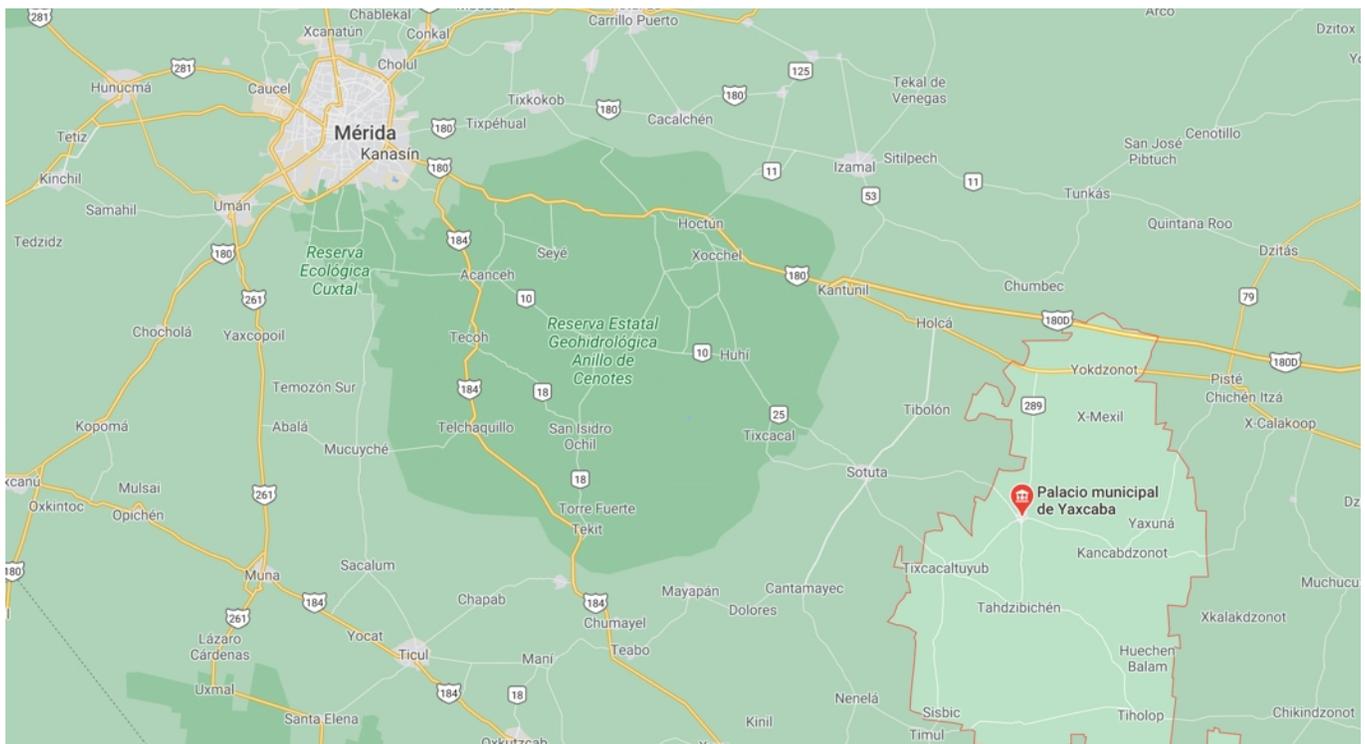
Location

The hacienda is located in the territory of the municipality of Yaxcabá, not far from the town of Libre Unión. The center of Mérida is only about 100 km away and can be reached quickly and easily via the well-built highway that connects the capital of Yucatán with Cancún. With 29 km directly around the corner are the world-famous Mayan sites of Chichen Itzá and the fantastic Cenote Ik Kil, two tourist magnets that should not be missing in any travel guide.

DISTANCES FROM HACIENDA

- Maya Ruins of Chichen Itza | 29 km (18 mi) | 30 min
- Cenote Ik Kil | 33 km (21 mi) | 35 min
- Izamal Center | 47 km (29 mi) | 47 min
- Mérida Center | 100 km (62 mi) | 1:20 hrs
- Mérida Int. Airport | 112 km (70 mi) | 1:25 hrs
- Cancún Int. Airport | 226 km (140 mi) | 2:45 hrs

PROPERTY LOCATION



Yucatan Property Scouts | René Jeremias

Phone: +52 1 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection

Further pictures are available on demand.



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

Phone: +52 1 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx