

SPLENDID HISTORIC FRENCH COLONIAL MANSION WITH HUGE LOT

Mérida, Yucatán | García Ginerés



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Description

Property Code | YPS-01-0289

FRENCH COLONIAL PROPERTY

What appears like a fading, forgotten colonial mansion that withstood countless storms during its interesting life, is going to surprise you and leaves you speechless once you enter it through the heavy wooden front door. The amazing entrance hall, with its high vaulted ceiling, its marble floor, and its original wood and glass doors, is an example of colonial beauty and elegance. Not to forget the likewise elegant marble staircase with its fine crafted wooden railing at the back of the hall, which connects the two levels of the mansion.

The positive first impression of the entrance hall continues in all adjoining rooms downstairs and is affirmed upstairs as well. The current owners took great care of the fantastic marble and pasta tiled floors, all wooden elements like windows, doors, rails as well as the high stucco ceilings that you find all over the house.

The layout of the mansion features downstairs to the right of the entrance hall two bedrooms with one complete bathroom in between. To the left you are going to find a spacious living room, a dining room with an oriel, that is illuminated by four oriel windows and a separate breakfast room.

The back part of the first floor hosts the service area, consisting out of a big kitchen, a service room, a storage room, and a complete bathroom. An open hallway connects the service area with the living area as well as the garden. It also serves as a light well for the huge unique stained-glass window over the staircase to the second floor.

Similar to the ground floor forms a spacious corridor the central area of the second floor. A three-part door with colorful stained-glass windows at the very end, grants access to the huge front balcony, from where you have great views over the whole front part of the property. Four bedrooms, two on

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each side with a complete bathroom in the middle, branch right and left from the central area. A fifth bedroom and a further complete bathroom, both located above the service area, are connected via a bright hallway with likewise colorful stained-glass windows, with the right rear bedroom, and via a big balcony with the left rear bedroom. All four main second floor bedrooms are equipped with French balconies.

Two further rooms in the basement, a big garage, and a separate shed offer sufficient storage space. The 1,860 m² (20,020 ft²) big garden provides likewise more than sufficient space for a fantastic green area and a huge pool. The existing mature trees provide not only shade, but they can also be easily integrated into a wonderful new garden concept.

All its positive features combined with its long history and its perfect location directly at Av. Colón, close to the Mérida's brand-new convention center, make this estate ideal for everybody who is seeking for an outstanding place to convert it into a great and successful hotel or simply an extraordinary place to live.

FURTHER ADJACENT MODERN PROPERTIES

Together with the wonderful French Colonial estate come two further properties with modern constructions. Both are located directly behind the main estate and adjoin its rear property boundary.

The bigger one of the two properties features a modern one-floor house with three bedrooms, four bathrooms, a living room, a dining room, a breakfast room plus a big kitchen. In addition to that, it offers a garage for one car with a big entrance gate plus several outdoor areas with palm trees and plants.

Its layout in combination with the size and brightness of the rooms makes this house not only a comfortable place to live, but it serves also perfect as office space. In case the main estate is used as a hotel or any kind of hospitality business this additional property would be ideal to host the complete administration.

The second property features a two-story house on a corner lot.

Location

With its impressive big old mansions, wonderfully designed green parks, great tree population and complete amenities like hospitals, schools, etc. belongs García Ginerés definitely to the chicest and popular neighborhoods in Mérida. Especially worth mentioning is Parque de las Americas, the biggest and most beautiful park in the neighborhood of García Ginerés and so far, all over Mérida.

The main estate is located directly at Avenida Colón, which can be considered the backbone of the García Ginerés neighborhood. It has been a reference point for decades, not just in the city, but in the entire state. The avenue begins at the Miguel Hidalgo roundabout and ends at Paseo de Montejo. It is lined with many centenary trees and grand mansions. Its proximity to Mérida's brand-

new convention center, the main hotel zone as well as the area around the slow food market with its popular restaurants and cafes has brought it growing attention from both national and foreign visitors.

WALKING DISTANCES FROM THE PROPERTY TO:

- Slow Food Market | 280 meters | 4 minutes
- Yucatan International Convention Center | 450 meters | 6 minutes
- Park De Las Américas | 600 meters | 7 minutes
- Mérida's main hotel zone | 650 meters | 8 minutes
- Park La Ibérica | 750 meters | 9 minutes
- New mall Paseo 60 | 850 meters | 11 minutes
- Paseo Montejo | 950 meters | 13 minutes

Facts

GENERAL HIGHLIGHTS

- SPLENDID FRENCH COLONIAL MANSION
- INTERIOR IN GREAT CONDITION
- HUGE LOT
- TOP LOCATION NEAR THE YUCATAN INTERNATIONAL CONGRESS CENTER

FRENCH COLONIAL ESTATE

- *Property* | 2,668.3 m² (28,721 ft²) TOTAL: 3,451 m² (37,141 ft²)
- *Width x Length* | 42 m x 65.15 m TOTAL: 42 m x 83.7 m
- *Construction* | 804.7 m² (8,662 ft²) TOTAL: 1,231 m² (13,254 ft²)

HOUSE AND LOT

DOWNSTAIRS

- Big front porch
- Unique entrance hall with elegant staircase and high vaulted ceiling
- 2 bedrooms with wooden closets
- 2 bathrooms
- Living room
- Dining room with oriel
- Breakfast room
- Big Kitchen
- Service room
- Storage room
- Open hall way

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UPSTAIRS

- Common area / hallway
- 5 bedrooms with wooden closets, one with oriel
- 3 bathrooms
- Huge balcony in the front
- Big corner balcony in the back
- Several French balconies

BASEMENT & OUTDOOR AREA

- 2 further storage rooms in the basement
- Huge garden with mature trees and scrubs
- Big garage
- Casita / storage room
- Spacious garden
- Completely walled and gated

GENERAL EQUIPMENT

- Original wood and glass doors in great condition
- Original windows in great condition
- Marble floors in great condition
- Elegant staircase with marble steps and fine crafted wooden banister
- Pasta tiled floors in great condition
- High stucco ceilings all over the main house
- Well
- City water
- High speed internet available
- Water heaters
- Cistern
- Stationary gas tank
- Water tanks on the roof
- Septic tank
- Roof appears absolutely clean and sealed

SECOND PROPERTY WITH ONE FLOOR HOUSE

- *Property* | 712.2 m² (7,666 ft²) TOTAL: 3,451 m² (37,141 ft²)
- *Width x Length* | 18.5 m x 42 m TOTAL: 42 m x 83.7 m
- *Construction* | 296.4 m² (3,190 ft²) TOTAL: 1,231 m² (13,254 ft²)

HOUSE AND LOT

- 3 bedrooms with wooden closets
- 4 bathrooms
- Living room
- Dining room
- Breakfast room
- Big Kitchen
- Garage for one car
- Garden with palm trees and plants



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GENERAL EQUIPMENT

- Tiled floors
- Well
- City water
- High speed internet available
- Water heaters
- Cistern
- Stationary gas tank
- Water tank on the roof
- Septic tank

THIRD PROPERTY WITH TWO FLOOR HOUSE

- *Property* | 70 m² (754 ft²) TOTAL: 3,451 m² (37,141 ft²)
- *Width x Length* | 7.3 m x 9.6 m TOTAL: 42 m x 83.7 m
- *Construction* | 130.2 m² (1,401 ft²) TOTAL: 1,231 m² (13,254 ft²)

Picture Selection – French Colonial Estate

Further pictures are available on demand.



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Picture Selection - Second Property (one floor house)

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