

ADORABLE HOME WITH A HUGE GARDEN IN CALM NEIGHBORHOOD

Mérida, Yucatán | Chuburná de Hidalgo



YUCATAN PROPERTY SCOUTS



for rent | 34,500 MXN (monthly)

Description

Property Code | YPS-02-0047

This charming house is an understatement! Located in the heart of Chuburná de Hidalgo, not far from the church "Nuestra Señora De La Asunción", the well-kept facade of the house does not let you imagine what a great property is hidden behind it. This property is truly unique, not only in its immediate neighborhood!

The property can be divided into two areas. The living and sleeping area is in a typical two-story townhouse that has been extensively renovated and modernized. On the ground floor, there is an entrance hall, a living room, and a kitchen with an adjoining dining room, as well as half a bathroom and the entire service area. On the upper floor, you will find three spacious bedrooms. The master bedroom has an ensuite bathroom, dressing room, and roof terrace. The two regular bedrooms have wooden wardrobes and share a bathroom. The front bedroom even offers the luxury of two balconies, one of which is fully covered.

To the rear, the property opens up to a fantastic, huge garden and play paradise with a large kidney-shaped pool with a fountain, wide green areas, palm trees, tropical plants, and even a classic, fully functional merry-go-round. Also part of the gorgeous garden and play paradise is a large studio with an adjoining office as well as a covered terrace with a bar. Both the studio and the office have extra high ceilings. The huge panoramic windows of the studio provide a great view of the garden and pool. Two bathrooms next to the bar ensure short distances and undisturbed privacy in the living and sleeping areas.

All parts of the building are air-conditioned, and some have ceiling fans. A powerful solar system has been installed to minimize energy costs. There is also a garage for one car. For more details on the features of this magnificent property, please refer to the FACTS section below.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- BEAUTIFUL HUGE GARDEN WITH POOL AND FOUNTAIN
- FULLY AIR-CONDITIONED
- MINIMAL ENERGY COSTS THANKS TO SOLAR TECHNOLOGY
- BIG STUDIO AND OFFICE WITH HIGH CEILINGS
- QUIET NEIGHBORHOOD (CUL-DE-SAC)

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 1,511 m² (16,266 ft²)
- *Width x Length* | 8 m x 54 m
- *Construction* | 505 m² (5,437 ft²)

HOUSE AND LOT

LIVING- AND SLEEPING AREA

- Entrance hall
- Living room
- Dining room
- Fully equipped kitchen
- Master bedroom with walk-in closet, bathroom, corridor, roof terrace
- Bedroom with bathroom, wardrobe, and two balconies
- Bedroom with wardrobe
- Service area
- Half bathroom

STUDIO AREA - INCL. MAIN TERRACE

- Spacious studio with high ceilings, panorama windows and terrace
- Large office with high ceilings and skylights
- 2 bathrooms
- Corridor with hand basin
- Huge roofed main terrace
- Bar with indirect lighting and large TV

OUTDOORS

- Spacious garden with tropical plants, palm trees and extensive lawns (elegantly illuminated at night)
- Kidney-shaped, filtered swimming pool with a waterfall
- Fully functional, illuminated chain carousel
- Bathroom
- Machinery room
- Garage
- Front yard
- Boundary wall with artistic application

GENERAL FEATURES

- Air-conditioning all over the house
- Ceiling fans
- High-quality windows and doors with screens
- Automatic irrigation system
- Solar system (24 panels)
- Washing machine
- Tumble dryer
- City water connection
- Well water
- Several water tanks
- Water pressurization system
- Stationary gas tank
- Water heater
- High-speed internet available
- Tiled floors
- Completely walled and gated
- Very quiet cul-de-sac!

Rental Details

- **LONG TERM RENTALS ONLY** (six months or more)
- The tenant is responsible for all **UTILITY COSTS** such as electricity, gas, water, garbage disposal, interior cleaning, internet service, etc.
- The owner keeps a **DAMAGE DEPOSIT** until check-out. If there is no damage at the time of departure, the deposit will be refunded.
- **SMOKING** is not allowed inside.
- **PETS** are allowed only by prior arrangement.
- The maximum number of **OVERNIGHT GUESTS** is limited to six.

Location

This outstanding property is located in a quiet cul-de-sac in the heart of the attractive neighborhood of Chuburná de Hidalgo. The center of the neighborhood, the Chuburná Park with its charming church "Nuestra Señora De La Asunción" is literally around the corner and can be reached on foot in just two minutes.

Chuburná de Hidalgo is a quiet, green neighborhood between the historic center of Mérida and the modern, vibrant northern part of the city. The neighborhood is characterized by colorful single-family homes, small, gated communities, and some larger, high-end homes and villas.

Due to its convenient location near Mexico 261 (Calle 60), one of Mérida's main access roads, it is easy to reach both downtown Mérida as well as popular hot spots in the northern part of the city, such as the shopping malls "Gran Plaza", "Galerías Mérida" or "The Harbor" in just a few minutes by car.

Even the popular Golf Coast is easily accessible. Just follow the MEX261 (Calle 60) further north. It soon leads to another important main road, Prolongation Montejo. Immediately after passing the Periférico, Mérida's main ring road, the road turns into a well-maintained six-lane highway. This will take you directly to Progreso, the cultural center of the coast that stretches from Chuburna Puerto to San Crisanto, now known as the "Yucatan Riviera".

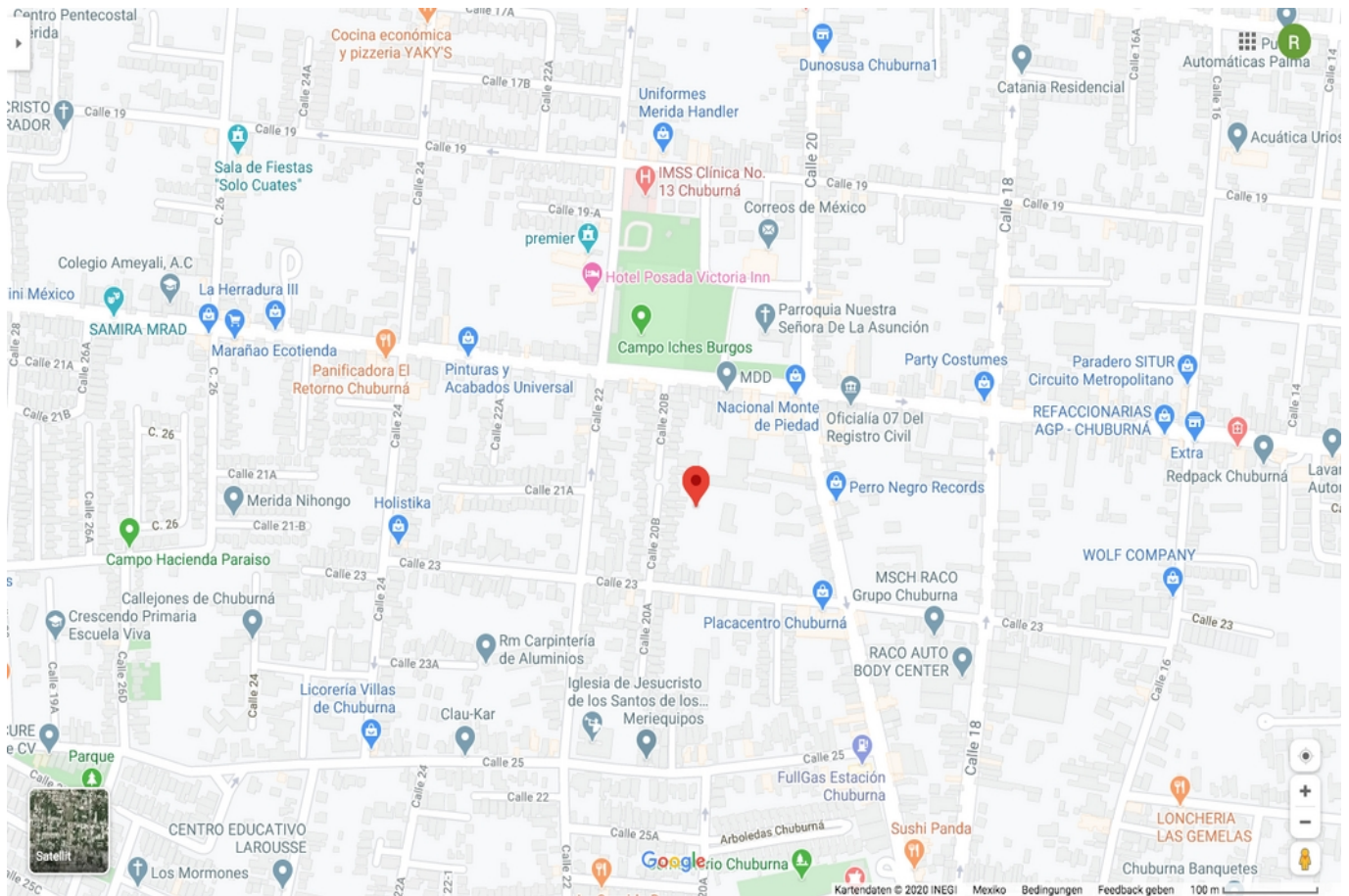
DISTANCES FROM THE PROPERTY

- Parque de Chuburná | 200 m (0.12 mi) | 2 min (by foot)
- Costco | 3.7 km (2.3 mi) | 8 min
- Plaza Galerías Mérida (mall) | 3.9 km (2.4 mi) | 8 min
- Mérida Centro (Gran Plaza) | 5.2 km (3.2 mi) | 16 min
- Progreso (beach) | 31.5 km (19.6 mi) | 30 min



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PROPERTY LOCATION



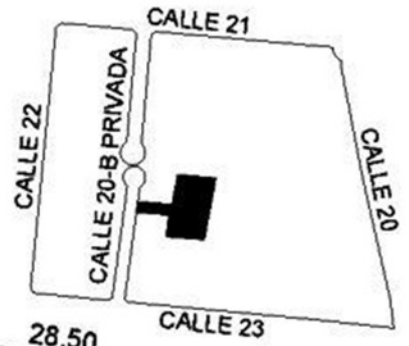
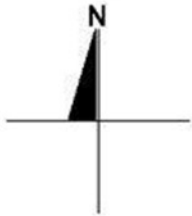
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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