BARRETO 562 – COMPLETELY RESTORED COLONIAL HOME IN MÉRIDA CENTRO

Yucatán | Mérida | Centro

YUCATAN PROPERTY SCOUTS

Description

Property Code | YPS-02-0053

This beautiful townhouse was completely restored in 2021, whereby the colonial roots of the building, such as its beautiful facade, the natural stone walls, and partly also the floor coverings, were preserved and impressively integrated into the otherwise modern overall concept.

The house has two floors, with the upper floor in the current configuration accommodating a large bedroom with an en-suite bathroom and terrace. On this level, there is still space for additional rooms, which can be ordered at an additional cost.

Another, also large bedroom with an en-suite bathroom is located on the spacious ground floor. This also offers a large reception/living area, a dining room, a study, and a kitchen with cedar wood cabinets and granite countertops. In addition, a guest toilet ensures that the privacy of the residents in the bedrooms remains undisturbed.

The garden at the rear of the property features an illuminated Chukum pool. All other features of this completely restored colonial house can be found in the Facts section below.

Facts

HIGHLIGHTS

- TWO BEDROOMS WITH EN-SUITE BATHROOMS
- POOL AND AIR CONDITIONERS
- KITCHEN WITH CEDAR CABINETS AND WHITE GRANITE COUNTERTOPS
- COMPLETELY NEW ELECTRICAL AND PLUMBING FIXTURES

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HARD FACTS

- Year of construction | 2021
- Year of latest renovation | --
- Alignment | East-West
- Lot | 302 m^2 (3,250 ft^2)
- Width x Length | 7.8 m x 40.8 m
- Construction | 228 m^2 (2,454 ft^2)

HOUSE AND LOT

Ground Floor

- Lobby
- Living room
- Dining room
- Integral kitchen with cedar cabinets, sink, and white granite countertops
- Studio
- Bedroom with en-suite bathroom
- Half bathroom
- Interior garden
- Terrace and Garden
- Pool with Chukum and led submersible lamps

Upper floor

- Bedroom with en-suite bathroom
- Terrace

FURTHER FEATURES

- A/C in bedrooms
- Preparation for a/c
- Ceiling fans
- Gas installation
- New and original pasta tile flooring
- White granite kitchen countertop
- Polished concrete bathroom countertops
- Arbiter lights in all rooms
- Stake light fixtures in the garden area
- Floor lamps in open spaces
- Cedar interior and exterior doors
- Black ironwork door and glass in the kitchen
- Iron railings on stairs
- Original colonial facade
- Hydropneumatic system for water pressure
- Septic tank
- New electrical installations
- New hydraulic-sanitary installations
- Well for the swimming pool
- Cistern
- …

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Location

This completely restored colonial townhouse is located in the southern part of Mérida's historic center, not far from the park "San Cristobal" with its impressive church "Nuestra Señora de Guadalupe". Also, just a few blocks away is the "San Juan" park with the "San Juan Bautista" church and a large green area with a central fountain.

The neighborhood, which is one of the oldest Centro neighborhoods in Mérida, is characterized by colorful, mostly one-story townhouses, some with colonial facades.

Many downtown attractions, such as the large market halls of the Mercado "San Benito" or the central Plaza Grande, are within easy walking distance. In addition, with Uber, inDriver, and taxis, very good driving services are available to reach more distant destinations, even in the north of the city, cheaply and quickly. If you prefer the bus, there are also good connections at an even lower price.

DISTANCES FROM THE PROPERTY TO

- Park San Cristobal | 220 m (722 ft)
- Market San Benito | 500 m (1,640 ft)
- Park San Juan | 1 km (0.6 mi)
- Plaza Grande | 1.3 km (0.8 mi)
- Park Santa Lucia | 1.8 km (1.1 mi)
- Int. Airport Mérida | 7 km (4.3 mi)

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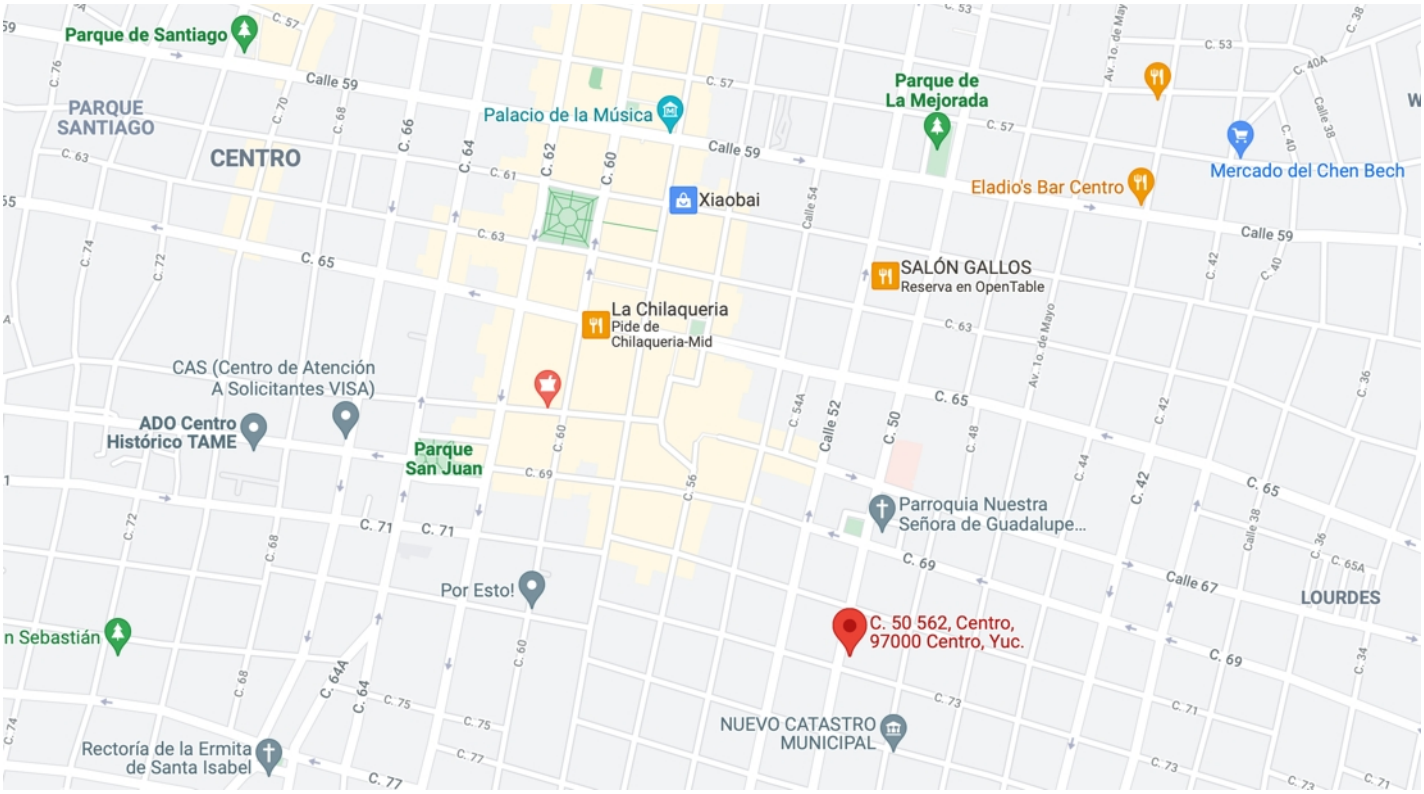
PROPERTY LOCATION



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Floor Plans

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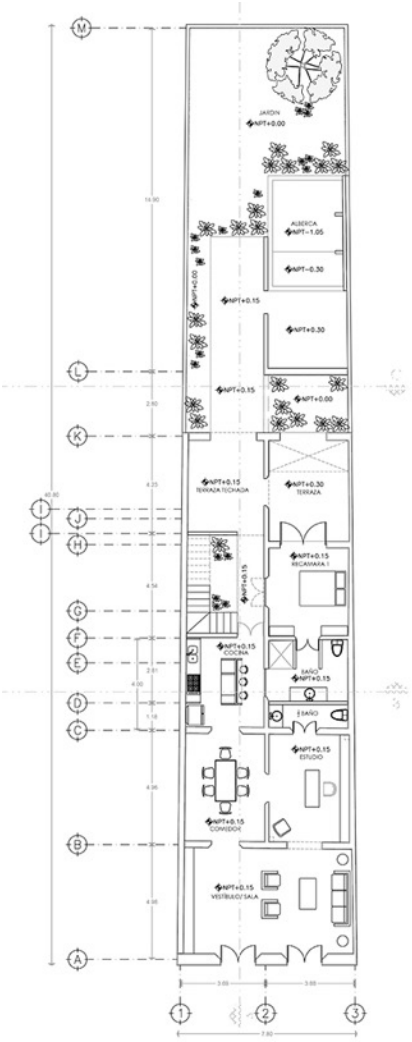
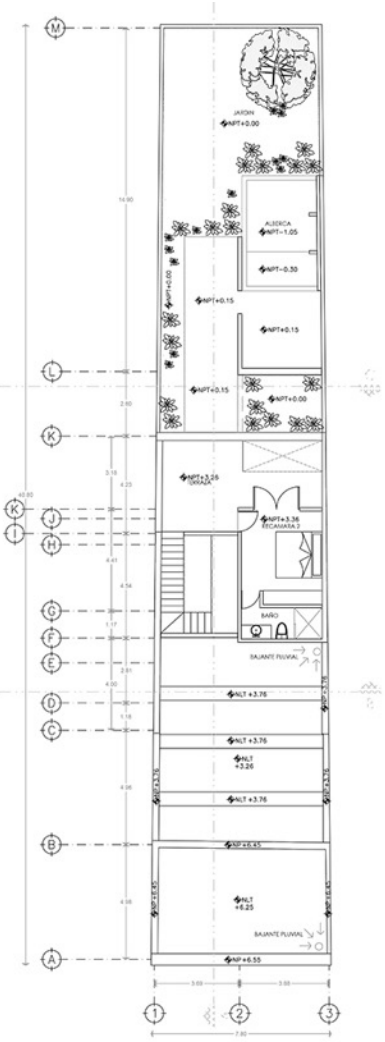
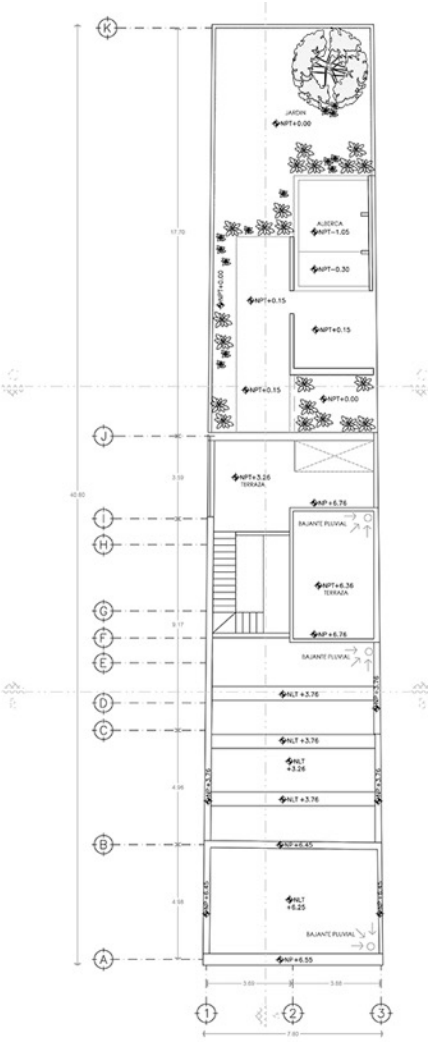


PLANTA BAJA
PROPUESTA DE DISEÑO



PLANTA ALTA
PROPUESTA DE DISEÑO



PLANTA DE AZOTEAS
PROPUESTA DE DISEÑO

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Picture Selection

Further pictures are available on demand.

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