

HACIENDA SAN JOSÉ PONIENTE ELEGANTLY RESTORED LUXURY ESTATE

Yucatán | Hoctún | Hacienda San José Poniente



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0071

The eventful history of the haciendas of Yucatan goes far back to the time of the Spanish conquest in the 16th century. It reaches its peak in the 19th century, the boom time of henequen or sisal production. At that time, huge plantations, often with a magnificent country estate at their center, covered large parts of Yucatan. Agaves were cultivated on the agricultural land of these haciendas. The leaves were used to make the robust natural fiber henequen, which was processed into ship ropes, among other things. The fibers were exported worldwide via the port of Sisal, which gave them the name sisal.

The replacement of natural fiber with artificial products led to the decline of the haciendas. Many of the once magnificent estates fell into ruin. Fortunately, this decline was stopped in the last decades. Today we are witnessing a veritable renaissance of the haciendas. Many of them have been extensively restored and converted into extravagant hotels, cultural centers, or magnificent private country estates. Haciendas today belong to the architectural treasures of Yucatan, just like the ruins of the former Mayan civilization, where history can be experienced.

The Hacienda San José Poniente, which is for sale here, belongs to the category of haciendas that have been lovingly and painstakingly restored. Its owners have restored the property, which was previously left to decay, with full dedication and attention to detail and have turned it into a magnificent country estate that is second to none.

The historic main house has three bedrooms with private bathrooms. The central main room of the hacienda with its high beamed ceiling serves today as a large living and dining room. Right next door you will find a TV, or family room, and the chapel, where the original beamed ceiling and pasta tiles have been preserved. Both the front and back of the house feature the columned porches typical of this type of hacienda. Another open terrace can be found on the right side.

Yucatan Property Scouts | René Jeremias

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

An absolute highlight of the living area is the fully equipped kitchen with a cooking island. This was relocated to the part of the building that was completely rebuilt only five years ago. During the planning and construction of this new building, the owners attached great importance to its harmonious integration into the overall architectural design of the hacienda. Their efforts were fully rewarded, everything looks like a unified whole! The terrace, accessible via the kitchen, has been converted into a winter garden, with the windows replaced by mosquito nets. It is the perfect place to enjoy one's breakfast.

On the second floor of the new building, a further bedroom with a balcony and a modern bathroom was created. A half bathroom, as well as a utility room, a storage room, and a machinery room complete the offer of the living area. This is sold fully furnished except for personal belongings and art. Worth mentioning at this point is also the extensive technical equipment of the living area. In addition to air conditioning and ceiling fans for a pleasant indoor climate, a powerful freshwater treatment system and a Hydropneumatic water pressure system have also been installed. A stable and fast Internet connection is ensured, as is television via satellite.

Of course, a property of this category must not lack an appropriate leisure area. In our case, the property offers a large pool framed by a sun terrace, a pool house with a palapa roof as well as a bar, toilets, and an outdoor shower. The entire complex has been elegantly integrated into the well-kept gardens surrounding the hacienda.

If you take a closer look at the large garden with its impressive palm and ceiba trees, you will find four casitas in the entrance area, two of which have already been completely restored. The casitas are ideal for accommodating visitors, should the capacities in the main house be exhausted. One of the two restored casitas offers two bedrooms, and two bathrooms and the other one offers one bedroom and one bath. Further attractions for visitors are likely to be the deep cenote and ruins located in the immediate vicinity of the living area.

Just as extensive as the furnishings of the living area is the entire equipment of the property. It is connected to the public power grid. All installations on the private property, such as transformers, cables, poles, etc. are in top condition. Eight deep wells, two of which are currently in active use, ensure the property's water supply. Large parts of the garden area also have an irrigation system. An active water license for the existing citrus trees reduces the total electricity costs by a whopping 50%. In addition, the hacienda is very easily accessible via the well-maintained access road, which belongs entirely to the property. A garage is available as well as sufficient parking space.

The high quality and comprehensive amenities of this property, combined with the existing accommodation capacities, as well as the 37.7 Ha (93.2 acres) of land and ideal location, open up numerous attractive uses for this property. Here are some ideas.

- Use as a noble Hacienda Boutique Hotel
- Implementation of a high-end residential project
- Community Resort - Live in a community among like-minded people
- Event location (party location) with special charm
- Restaurant for special culinary delights
- Retreat for executives
- Living space for self-supporters and supporters of the "farm-to-table" concept
- Exclusive multi-generational family estate
- Second-home with spacious accommodations for guests

There are certainly numerous other possible applications. There are almost no limits to the imagination of the owners of this magnificent hacienda.

Facts

HIGHLIGHTS

- TURN-KEY HACIENDA – FULLY FURNISHED
- IN EXCELLENT CONDITION
- GREAT LOCATION CLOSE TO IZAMAL AND MÉRIDA
- LOTS OF LAND FOR FARMING OR RESIDENTIAL PROJECTS
- ALL PRIVATE LAND CONNECTED TO THE MAIN ROAD
- WATER LICENSE - SAVES 50 % OF ELECTRICITY COSTS

HARD FACTS

- *Year of construction* | 19th Century
- *Year of latest renovation* | 2017
- *Alignment* | --
- *Lot* | 37.7 ha (93.2 acres)
- *Width x Length* | -- m x -- m
- *Construction* | 700 m² (7,535 ft²)

HOUSE AND LOT

LIVING AREA

- 4 bedrooms with en-suite bathrooms
- Huge living and dining room
- TV or family room
- Fully equipped kitchen with kitchen island and dishwasher
- Screened breakfast room (terrace)
- Half bathroom
- 2 magnificent columned terraces
- 2 further terraces
- Chapel
- Storage rooms
- Machinery room
- Laundry room

RECREATIONAL AREA

- Big pool
- Great Palapa pool house
- Bar
- Sundeck
- Bathrooms
- Outdoor shower

GARDEN AREA

- Restored casita with 2 bedrooms and 2 bathrooms
- Restored casita with 1 bedroom and 1 bathroom
- 2 currently non-restored casitas
- Huge, well-maintained garden area with Palm and fruit trees, Ceiba trees, ...
- Fountains
- Decorative lights (pathways, stairs, terraces, ...)
- Decorative ruins (former henequen production facility)
- Cenote!
- Further waterhole (cenote) next to the ruins
- Border walls with representative hacienda gates
- Garage
- Parking lots

FURTHER FEATURES

- Air conditioning
- Fully Furnished (except for personal belongings and art)
- 8 wells (thereof two in use right now with powerful pumps)
- 1 water license for the citrus trees (saves 50 % of electricity costs)
- Air-conditioners all over the main house
- Ceiling fans
- High-beamed ceilings
- Partly original pasta tiles
- Windows and doors made of fine, durable hardwood
- Water heaters
- Freshwater treatment (filter system)
- Hydropneumatic water pressure system
- Irrigation system
- Connected to the public power grid (all installations on the private property - transformers, cables, masts, ... - in top condition)
- Satellite dish (Sky)
- Satellite Internet
- Well maintained access road
- ...

Location

Hacienda San José Poniente is part of the municipality of Hoctún. It is conveniently located between the towns of Tahmek and Hoctún not far from the Izamal/Hoctún exit of the Carretera Costera de Golfo (MEX 180), which connects the state capital Mérida with Cancún, the tourist center of the Caribbean side. The short distances to Mérida as well as to the tourist hot spot Izamal, but especially the proximity to the main traffic artery between Mérida and Cancún, which is used by countless tourists every year, greatly enhances the property value and opens up numerous possibilities for its use.

The center of Izamal is approximately 25 km (15.5 mi) away. Izamal is a historically significant town right in the heart of the state of Yucatan. The history of the city reaches far back into the time of the Mayan civilization, to which numerous pyramid-like buildings still bear witness today. These, in combination with the beautiful colonial buildings from the time of the Spanish conquistadors, give the city a unique flair. The efforts of the municipality to preserve its architectural and cultural heritage were rightly recognized by the Mexican Secretariat of Tourism with the award of Pueblo Mágico. Among the most important buildings in Izamal are the Monastery of San Antonio de Padua and the Kinich Kak Moo pyramid. Together with the continuously restored yellow facades of the city, they are an absolute crowd-puller and must not be missing in any travel guide today.

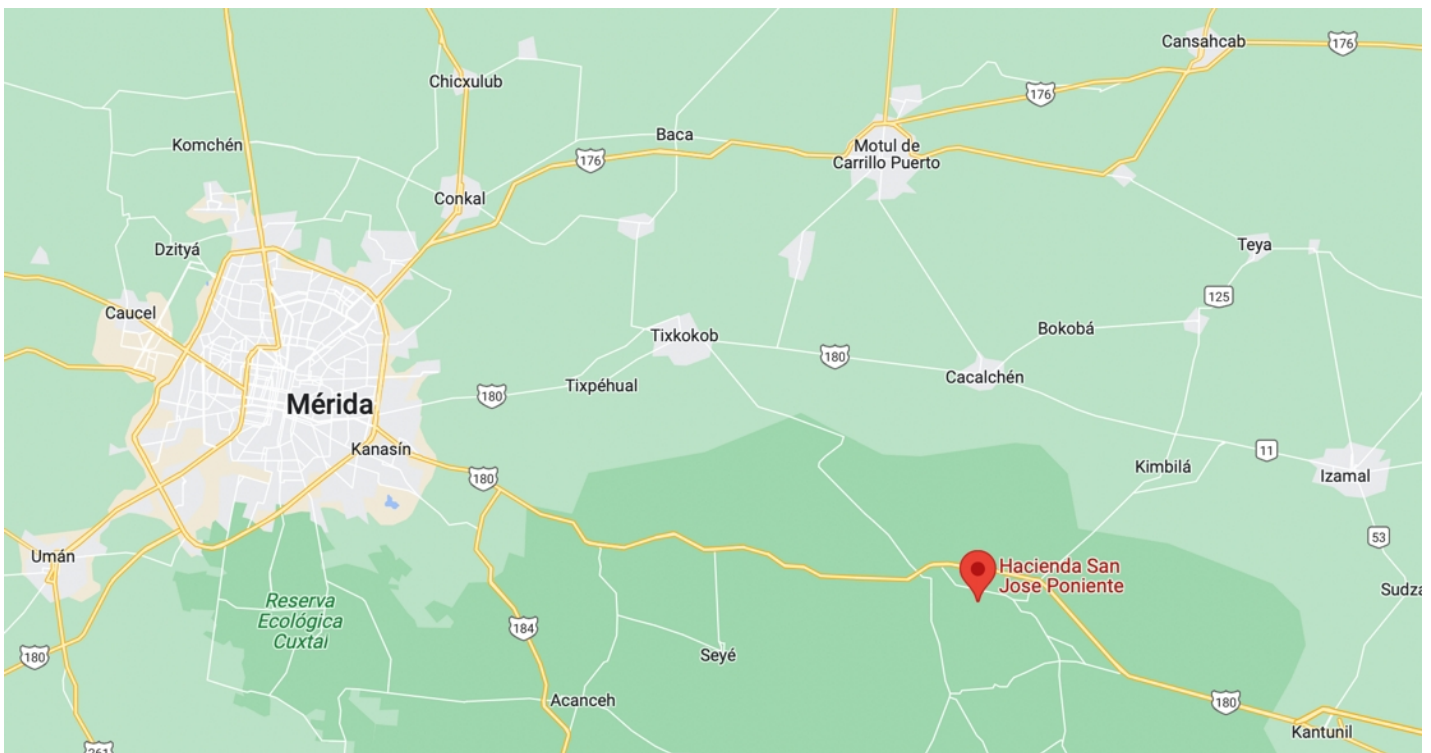
With the completion of the "Tren Maya", the most important infrastructure project in the south of Mexico, which is already under construction, Izamal and with it the location of the hacienda is gaining immense importance. The course of the railroad line, which in the future will connect many great historical cities, cities, and tourist hotspots of the Yucatan Peninsula, leads directly through Izamal. But that's not all, the yellow city gets its own architecturally appealing train station. While Izamal, together with Chichen Itzá and Uxmal, is already one of the absolute tourist highlights of Yucatan, the opening of the train station is expected to result in a further sharp increase in visitors numbers and the number of overnight stays in the area.

Via the Carretera Costera de Golfo (MEX 180), a modern four-lane highway, the center of Mérida can be easily reached by car in about 35 minutes. The prosperous capital of the Yucatan offers the comfort and interesting, lively lifestyle of a big modern city. Visit the impressive historic center, dine in fine restaurants, stroll along Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, dive deep into the Mayan culture, or simply go shopping in one of the large malls. In addition, many major North American retail chains, such as Costco, Wal-Mart, or Home Depot, have at least one store here.

DISTANCES FROM THE PROPERTY TO

- Izamal Center | 25 km (15.5 mi)
- Motul de Carrillo Puerto | 45 km (28 mi)
- Telchac Puerto (Golf of Mexiko) | 75 km (46.6 mi)
- Mérida Center | 45 km (28 mi)
- Int. Airport Mérida | 60 km (37 mi)
- Archaeological Site Chichen Itza | 75 km (46.6 mi)
- Int. Airport Cancun | 266 km (165 mi)

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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