

RESTORED HACIENDA WITH ATTRACTIVE RUINS NEAR MÉRIDA

Yucatán | Mérida | Yaxnic



for sale | 22,500,000 MXN

Description

Property Code | YPS-02-0073

The Hacienda Yaxnic for sale here dates from the 19th century and thus from the boom period of henequen production in Yucatan. The total area of the hacienda, consisting of its spectacular ruins of the former henequen production facilities as well as the fully restored residential area and other open spaces, forms the core of the idyllic village of Yaxnic in southern Mérida.

The hacienda's historic main house was recently completely restored. During the restoration, the original high beamed ceilings were preserved and refurbished, as well as the large columned terraces. The main house offers two bedrooms with private bathrooms, a large living room, and a fully equipped kitchen with a cooking island and dining area. Another bedroom, also with a private bathroom, can be found in the spacious casita right next to the chapel. Both buildings are also completely restored and in the same excellent state of preservation as the main house. The attractive offer of the fully furnished living area is rounded off by a pool with a fountain and a sun terrace.

Behind the main house, there is another historic building of the hacienda, the former prison. Today it serves as accommodation for the caretaker. After appropriate conversion measures, however, use as a guest room with a special charm would be conceivable without further ado.

An absolute highlight of the Hacienda is its huge, well-kept garden with an attached orchard. The whole area offers enough space for keeping horses and other animals as well as for further buildings. Due to the proximity to Mérida, even the conversion into an exclusive residential complex with smaller residential units would be conceivable. The location allows a quiet life in the countryside with at the same time a very good connection to the big city life. In any case, the still existing irrigation system with its large cisterns would be an advantage. Depending on the intended use, these could be reactivated or converted into a central pool and spa area.

Yucatan Property Scouts | René Jeremias

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In case of a touristic use of the Hacienda, its spectacular ruins of the former Henequen production facilities serve as a unique eye-catcher and can be completely converted directly into a top-class boutique hotel. The Hacienda is connected to the public power grid and there is a good internet and mobile phone connection.

Facts

HIGHLIGHTS

- FULLY FURNISHED
- IN EXCELLENT CONDITION
- TOP LOCATION SOUTH OF MÉRIDA
- LOTS OF SPACE FOR HORSES AND FURTHER ANIMALS
- ATTRACTIVE RUINS OF THE FORMER HENEQUEN PRODUCTION SITE

HARD FACTS

- *Year of construction* | 19th Century
- *Year of latest renovation* | recently
- *Alignment* | North-South
- *Lot* | 11.2 ha (27.6 acres)
- *Width x Length* | -- m x -- m
- *Construction* | about 600 m² (6,458 ft²)

HOUSE AND LOT

RESTORED HACIENDA MAIN HOUSE

- 2 bedrooms with an en-suite bathroom
- Fully equipped kitchen with kitchen island and dining area
- Living room
- 2 large terraces with columns
- Laundry area

FURTHER BUILDINGS AND FACILITIES

- Casita with one bedroom and en-suite bathroom
- Chapel
- Storage rooms
- Caretaker house (former prison)
- Attractive ruins of the former Henequen production site

GARDEN

- Huge, well-maintained garden area with Palm trees, Ceiba trees, ...
- Big orchard (huge variety of fruit trees)
- Pool with fountain
- Sundeck
- Lots of space for horses and further animals
- Water supply system with huge cisterns still in place (can be reactivated or transformed into pools, perfect as a spa area)

FURTHER FEATURES

- Fully Furnished (except for personal belongings and art)
- Several deep wells
- Air-conditioners
- Ceiling fans
- High-beamed ceilings
- Windows and doors made of fine, durable hardwood
- Water heaters
- Connected to the public power grid
- Internet available
- Complete perimeter wall
- Parking lots
- Well maintained access road
- ...

Location

The tranquil village of Yaxnic, like the hacienda of the same name, is located in the south of the municipality of Mérida. The location of the hacienda is particularly ideal for prospective buyers looking for a place to live in a quiet, idyllic setting with very good transport links to a vibrant, attractive city.

Periférico, Mérida's well-developed urban highway ring, is only about 15 km (9.3 mi) from the property and can be easily reached via the well-kept country roads. Via Periférico, there is excellent access to Mérida's international airport, as well as the historic city center and all destinations in the prosperous north.

Mérida is both the capital of the state of Yucatan and the administrative seat of the municipality of Mérida. Its turbulent history dates back to the time of the ancient Mayan civilization. The city received its name in 1542 from the Spanish conquistador Francisco de Montejo, in whose honor Mérida's main boulevard, Paseo de Montejo, was named. Numerous, splendid colonial buildings in the historic city center still bear witness to the former wealth of the city and give it a unique flair. In terms of tourism, Mérida is considered the gateway to the world of the Maya. Every year, thousands of visitors start from here to explore the world-famous Mayan sites such as Chichen Itzá and Uxmal. From the point of view of its inhabitants, Mérida is above all a modern city with a very high quality of life. As the entire state of Yucatan, the city is one of the safest regions in Mexico and, not least because of this, is very popular with North American ex-pats, who choose Mérida as their preferred domicile. The best hospital network in México also contributes to the great popularity. An excellent

health care system has been created here through medical cooperation with cities like Houston. Some private clinics even surpass the standards of leading industrial nations. In addition, of course, the generally good weather is a decisive factor in the well-being of the city's residents.

Enjoy the comfortable lifestyle of the spirited capital of Yucatan as well. Visit the impressive historic center, dine in fine restaurants, stroll along Mérida's famous boulevard Paseo de Montejo, discover the numerous museums, theaters, and cinemas, and discover the Mayan culture. There is also nothing in the way of an extensive shopping tour. The modern malls in the north of the city, such as La Isla Cabo Norte or Galerías Mérida, welcome you. In addition, many large North American retail chains, such as Costco, Wal-Mart, or Home Depot, have at least one store in the city.

DISTANCES FROM THE PROPERTY TO

- Int. Airport Mérida | 24 km (15 mi)
- Mérida Center | 25 km (15.5 mi)
- Hospital Star Medica Mérida | 32 km (20 mi)
- Mall La Isla Cabo Norte | 36 km (22.4 mi)
- Progreso (beach) | 64 km (40 mi)
- Sisal (beach) | 74 km (46 mi)

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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