

FINCA TEXÁN

DESIRABLE RESTORATION OBJECT

Yucatán | Cansahcab



YUCATAN PROPERTY SCOUTS



for sale | 5,800,000 MXN

Description

Property Code | YPS-02-0063

With easy access to the state capital Mérida and the white beaches of the Gulf of Mexico, Finca Texán is the ideal property for anyone looking to live in a peaceful, rural setting with easy access to the sea and a major city. Its attractive house is a worthwhile restoration object. In addition to that, the large property offers optimal conditions for self-supporters.

With its beautiful colonial-style facade, as well as its high beamed ceilings and original doors and windows, the house has the typical, sought-after architectural features of the haciendas and colonial buildings of the surrounding area. Other charming features of the building include the large columned terrace, the imposing balcony, and the deep pool.

The outdoor area of the 3.78 ha (9.3 acres) property has numerous fruit trees and three stables, which are currently used for poultry farming. Particularly worth mentioning is the beautiful avenue in the entrance area of the property, at the end of which there is a fountain in front of the house.

The property is connected to the public power grid. The water supply is ensured by two deep wells with an electric and a wind-powered pump.

Facts

HIGHLIGHTS

- EASY ACCESS TO MÉRIDA AND THE GULF OF MEXICO
- INTERESTING RESTORATION OBJECT
- IDEAL FOR SELF CATERING
- CONNECTED TO THE PUBLIC POWER GRID

Yucatan Property Scouts | René Jeremias

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HARD FACTS

- *Year of construction* | 1935
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 3.78 ha (9.3 acres)
- *Width x Length* | 204 m x 194 m
- *Construction* | about 250 m² (2,691 ft²)

HOUSE AND LOT

RESIDENTIAL HOUSE

- Large living room
- Dining room
- Kitchen
- 3 bedrooms
- 2 bathrooms
- Corridor
- Large columned terrace
- Balcony
- Storage rooms

OUTDOOR AREA

- Big pool
- Access via entrance gate and imposing avenue
- Fountain in the entrance area
- 3 stables with feeding troughs
- Numerous fruit trees

FURTHER FEATURES

- Colonial style facade
- High beamed ceilings
- Skylights
- Original doors and windows (hardwood)
- 2 deep wells
- Powerful electric water pump
- Water pump with weathervane (fully functional)
- Water tower with a large tank
- Connected to the public power grid

Location

Finca Texán is located east of the idyllic town of Cansahcab, halfway between Mérida and the beautiful beaches of the Gulf of Mexico. The entrance to the property is easily accessible directly on the MEX 176. The proximity of the Finca to the towns of Cansahcab and Motul is not only attractive from a tourist point of view, but it also makes the supply of all goods of daily use particularly practical.

Motul, especially the well-preserved town center, is a popular destination for tourists and local day-trippers. They all enjoy the great "Huevos Motuleños", a delicious dish that has made Motul famous far beyond the borders of Yucatan.

The north of Mérida can be easily reached by car in about 40 minutes. The prosperous state capital of Yucatan offers the comfort and lively lifestyle of a modern metropolis. 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 immerse yourself in the Mayan culture. There is also nothing in the way of an extensive shopping tour. The modern shopping centers in the north of the city, such as La Isla Cabo Norte or Galerías Mérida, will give you a warm welcome. In addition, many large North American retail chains, such as Costco, Wal-Mart, or Home Depot, have at least one store in the city.

Relaxation and a maritime lifestyle, on the other hand, can be found about 30 km (18.6 mi) north on the white sandy beaches and palm groves of Telchac Puerto up to Dzilam de Bravo. Life has a particularly relaxed rhythm here! Just as spectacular as the coast itself is the region's hinterland. It is a paradise for all nature lovers. The huge brackish water lagoon with its extensive mangrove forest is home to spectacular fauna and flora. Besides the majestic pelicans, the elegant flamingos are probably the most popular and the alligators the rarest species you will find here.

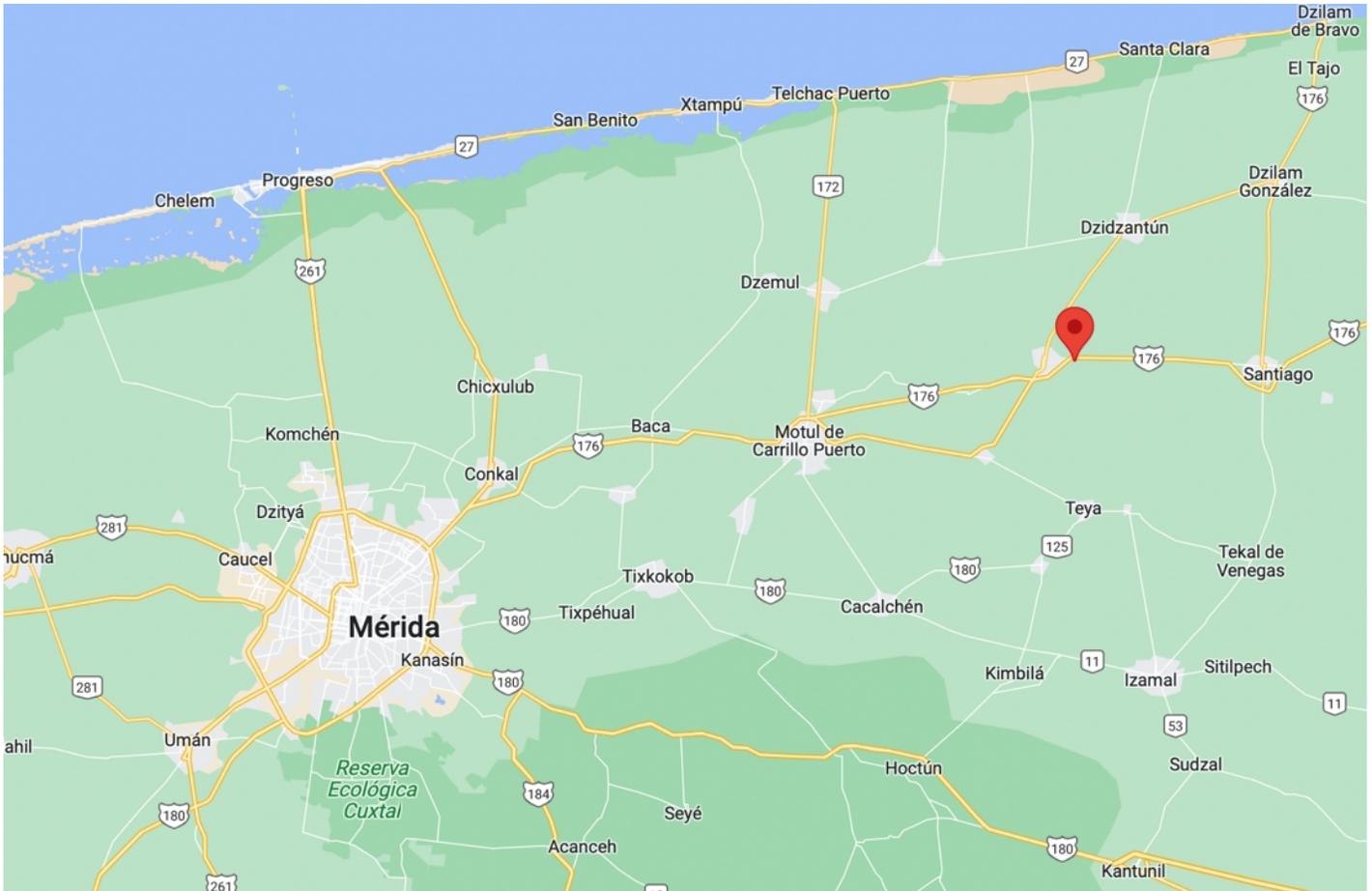
DISTANCES FROM THE PROPERTY TO

- Cansahcab | 2.4 km (1.5 mi)
- Motul | 24 km (14.9 mi)
- Santa Clara (Golf of México) | 29 km (18 mi)
- Izamal (Pueblo Mágico) | 37 km (23 mi)
- Mérida (north) | 56 km (35 mi)
- Mérida Int. Airport | 84 km (52 mi)



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PROPERTY LOCATION



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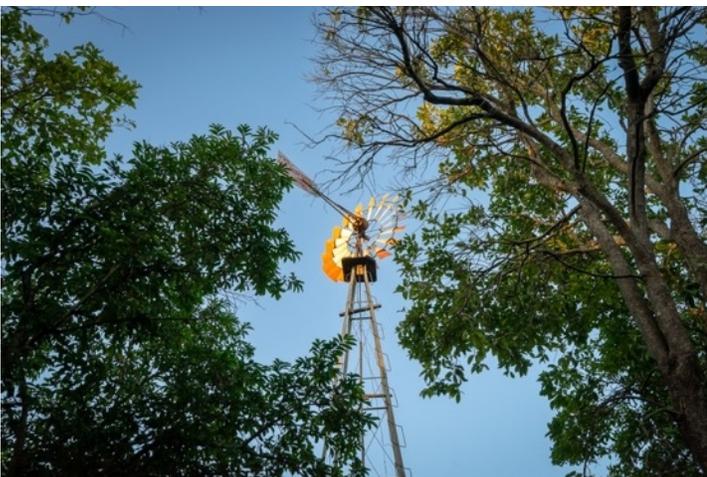
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Picture Selection

Further pictures are available on demand.



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