

CASA DOS LIRIOS - ESTABLISHED BED & BREAKFAST IN AN IDEAL LOCATION

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



for sale | 559,000 USD

Description

Property Code | YPS-02-0093

You would like to successfully realize your own Bed & Breakfast or Airbnb, preferably in a prosperous city with colonial charm and a tourism sector that has been booming for years? Are you looking for a quiet location in a charming neighborhood with numerous restored colonial-style houses, just a few minutes' walk from major attractions, theaters, museums, galleries, restaurants, etc.?

Welcome to Mérida! The white city, as the capital of Yucatan, is also called, prepares a magnificent backdrop for your project. Our "Casa Dos Lirios" or House of the Two Lilies, which has been restored with loving attention to detail, is the ideal cast to stage your personal success story. Its location is not only ideal to run a Bed & Breakfast or Airbnb, but also inspires you if you want to live yourself in one of the most desirable, colorful, and restored Mérida Centro neighborhoods.

The House of Two Lilies is being sold as an attractive complete package consisting of the well-kept property, furniture, and equipment (excluding personal items) as well as a successfully established business model, including a properly opened and managed company. Especially the existing company as well as the good connections to the tax advisor and lawyer can be of great advantage to you in the course of a smooth business transfer without delays. Of course, you can also purchase the property without the company if you wish, for example, if you decide to buy via Fideicomiso.

The property can be divided into two areas. The colonial-style main building houses the common area of the property. It includes the reception foyer, the living/dining room, the fully equipped kitchen with breakfast bar, and access to the covered terrace, as well as a large bedroom with an en-suite bathroom. This is currently in private use by the owners. Also located in the main building is a multi-function room and another full bathroom. The utility area in the transition to the guest area can also be assigned to the common area.

Yucatan Property Scouts | René Jeremias

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The main building offers all the coveted and desired colonial style elements, starting with the representative front garden with palm trees and an artfully crafted iron fence to the beautiful facade, high beamed ceilings, colorful Talavera tiles, and original "Mampostaria" walls. The guest area on the other hand spreads over several modern casitas, which, together with the pool, have been harmoniously integrated into the garden with palm trees and tropical plants.

The guest section's highlight is the spacious master suite at the rear of the property. The features of this suite alone include a large bathroom, a kitchenette as well as an interior garden and a covered terrace overlooking the garden. Adjacent to the pool is the family area, with a large, covered terrace for guest entertainment, and two bedrooms with a bathroom to share in the middle. Two additional regular bedrooms, each with a private bath, complete the guest room offerings.

Of course, the property is equipped with all modern conveniences such as air conditioning throughout the entire living and sleeping area, ceiling fans, water treatment equipment, etc. The lightning-fast internet connection also leaves nothing to be desired.

At this point, it should be mentioned again that the ESTABLISHED BED & BREAKFAST "Casa Dos Lirios" is sold FULLY FURNISHED AND EQUIPPED (TURN-KEY!), including a properly established and managed COMPANY. The total package allows you a SMOOTH BUSINESS TRANSITION and an IMMEDIATE BUSINESS START!

Facts

HIGHLIGHTS

- ESTABLISHED BED & BREAKFAST
- IDEALLY LOCATED IN THE HEART OF MERIDA'S HISTORIC CENTER
- FULLY FURNISHED AND EQUIPPED (TURN-KEY!)
- COMPANY INCLUDED (BUSINESS CAN START IMMEDIATELY!)
- ALL PAPERS ARE UP TO DATE
- VERY WELL-KEPT

HARD FACTS

- *Year of construction* | 1910
- *Year of latest renovation* | 2015
- *Alignment* | North-South
- *Lot* | 585 m² (6,297 ft²)
- *Width x Length* | 9.7 m x 59.7 m
- *Construction* | 399 m² (4,292 ft²)

HOUSE AND LOT

COLONIAL-STYLE MAIN BUILDING

- Hallway/foyer
- Living/dining room
- Owner or guest bedroom with bathroom
- Fully equipped kitchen with breakfast bar
- Covered terrace
- Multi-function room with bathroom
- Utility area

GUEST AREA

- Spacious master suite with
 - Covered terrace overlooking the garden
 - Kitchenette
 - Large bathroom
 - Interior garden/light well
- Family area with
 - Two regular bedrooms
 - Bathroom for common use in the middle
- Two regular bedrooms with en-suite bathroom

OUTSIDE AREA

- Representative front yard with palm trees, plants, and an ornate iron fence
- Well-kept main garden with palm trees and tropical plants
- Large, covered terrace for guest entertainment
- Pool

GENERAL FEATURES

- Fully furnished and equipped, incl. custom carpentry work (excluding art and private items)
- Beautiful colonial-style façade
- Partly high beamed ceilings
- Colorful Talavera tiles
- Partly original "Mampostaria" walls
- Air conditioners throughout the living and sleeping areas
- Ceiling fans
- Window grills in the front area
- High-speed Internet via fiber optic line
- Stationary gas tank
- Water softening system
- Hydropneumatic water pressure system
- City water (not treated), plus well
- Large cistern
- Bio septic tank

Location

HISTORICAL CENTER | LOCATION CASA DOS LIRIOS

Mérida's historic center is also the city's greatest overall attraction. Its magnificently restored buildings from the colonial era, for example along the famous Paseo de Montejo or around the popular parks Santa Ana, Santa Lucia, or Santiago, today house theaters, museums, colorful galleries, fine restaurants, dreamy cafés, and much more. The old town is a real magnet for culturally interested travelers from all over the world, as well as for many North American ex-pats who regularly succumb to the charm of the various Centro neighborhoods and have already bought and lovingly restored many colonial-style houses here.

The property "Casa Dos Lirios" is located right in the center of Mérida's attractive old town on a quiet street without bus traffic. Characteristic of the sought-after neighborhood are the numerous restored and well-maintained houses in colonial style. All the main tourist attractions, such as Parque de Santa Ana, Paseo de Montejo, or Parque de Santiago, are within short walking distance. The location is ideal for running a Bed & Breakfast, Airbnb, etc., as well as for anyone who wants to live in one of the most desirable, colorful, and best-restored Centro neighborhoods.

DISTANCES FROM THE PROPERTY TO

- Parque de Santa Ana | 850 m (0.53 mi)
- Parque de Santiago | 850 m (0.53 mi)
- Mérida English Library (MEL) | 900 m (0.56 mi)
- Paseo de Montejo | 1.1 km (0.68 mi)
- Parque de Santa Lucía | 1.4 km (0.87 mi)
- ADO Bus Terminal Alterna Paseo 60 | 1.6 km (1.0 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.7 km (1.06 mi)
- Mérida International Airport | 7.3 km (4.5 mi)

MÉRIDA

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.

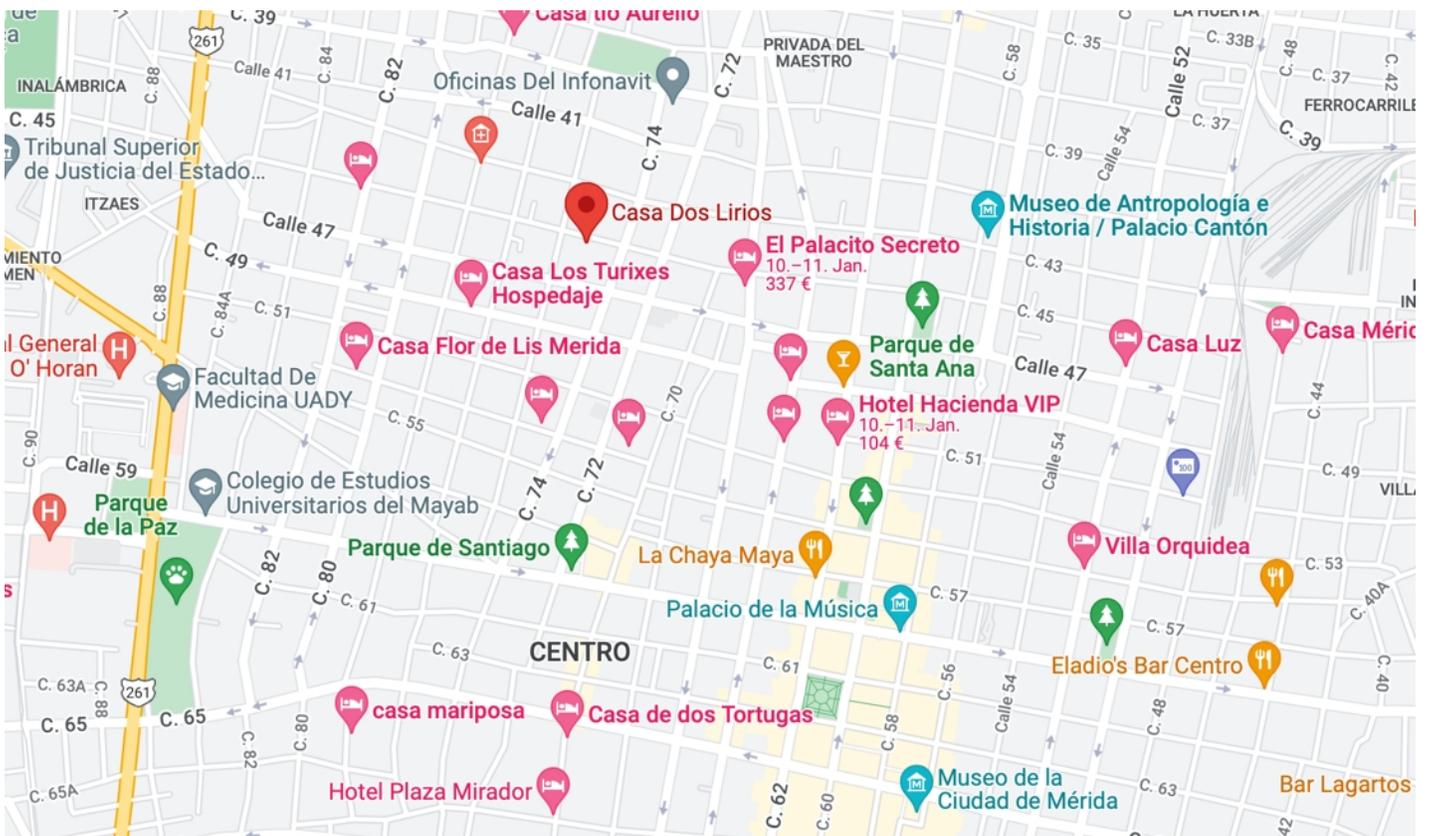


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From the point of view of its inhabitants, Mérida is above all a modern city with a very high quality of life. As the entire state of Yucatan, the city is one of the safest regions in Mexico and, not least because of this, is very popular with North American ex-pats, who choose Mérida as their preferred domicile. The best hospital network in México also contributes to its great popularity. An excellent healthcare 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.

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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