

BRIGHT ATTRACTIVE BUNGALOW STYLE HOME IN GARCÍA GINERÉS

Yucatán | Mérida | García Ginerés



YUCATAN PROPERTY SCOUTS



for sale | 185,900 USD

Description

Property Code | YPS-02-0096

With its open floor plan, varying ceiling heights, and numerous skylights, this attractive bungalow-style home will delight anyone looking for a friendly, bright living environment in a quiet, well-kept neighborhood near Mérida's historic center.

Immediately upon entering the front yard, the large columned terrace, and the extraordinary windows, which have been installed throughout the house to provide extra light and a sense of space inside, catch the eye. Of great practical use is the parking space for a vehicle. Depending on the size of the vehicle, the foyer can be used as a garage. In addition, parking on the street directly in front of the house is not a problem.

The living, and dining area of the house, as already mentioned, is open and bright. A nice detail of the living room is the glass bar with the white column and mirrored shelves. A swinging door grants access to the kitchen, which has a sink, a stove, and plenty of storage space.

The property offers a total of three bedrooms and three bathrooms. While the master suite as well as a regular bedroom and a large bathroom are located in the main house, another regular bedroom, including a bathroom, is found in a separate casita in the property's garden. The master suite includes a spacious dressing room with plenty of storage, a sleeping area, and a large bathroom that is already wheelchair accessible. All bedrooms are equipped with ceiling fans and air conditioners.

With its shady fruit trees and tropical plants, the garden is a green oasis and a real haven of peace. If desired, there is still space in the back of the property to install a pool. In case the casita is not used, it can even be made a few sizes larger and supplemented with a sundeck, a bar, etc. It is also conceivable to add more rooms to a second floor.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- BRIGHT OPEN LAYOUT
- QUIET, WELL-KEPT NEIGHBORHOOD
- GARDEN WITH TREES AND TROPICAL PLANTS
- FIDEICOMISO CAN BE TRANSFERRED

HARD FACTS

- *Year of construction* | 1970s
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 354 m² (3,808 ft²)
- *Width x Length* | 9.5 m x 33.9 m
- *Construction* | 208 m² (2,241 ft²)

HOUSE AND LOT

INTERIOR

- Foyer (possibly garage)
- Spacious living/dining room with bar
- Kitchen with sink, stove and storage space
- Regular bedroom
- Bathroom
- Casita with regular bedroom and bath
- Master suite with
 - Dressing room with plenty of storage space
 - Bedroom
 - Wheelchair accessible bathroom

EXTERIOR

- Front garden with columned terrace and parking space
- Well-kept garden with fruit trees and tropical plants
- Space for a pool

GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Stationary gas tank
- Water heater
- Satellite dish
- Tile floors
- High speed internet available
- City water (not treated)
- Bio septic tank

Location

The property is located on a quiet street with no through traffic in the García Ginerés neighborhood. With its impressive villas and parks as well as its very good infrastructure, García Ginerés is one of the most sought-after residential areas in Mérida. The neighborhood borders directly on the historic center with all its tourist attractions. The transitions are fluent.

Absolutely worth seeing and worth mentioning is the Parque de Las Américas, currently the largest and most beautiful park in Mérida. The good infrastructure of the neighborhood includes the hospital "Clínica Mérida" as well as the Slow Food market, which is popular with locals and tourists alike, as well as hotels, cafes, restaurants, etc.

Like the historic center, García Ginerés is rich in history. Its Avenida Colon has been a fixed point of reference not only in the city but throughout the state for decades. The avenue begins at the Miguel Hidalgo roundabout and ends at the Paseo de Montejo boulevard. It is lined with many centenary trees and fantastic mansions of former hacienda owners, industrialists, bankers, and politicians.

DISTANCES FROM THE PROPERTY TO

- Parque de Las Américas | 450 m (0.28 mi)
- Parque La Ibérica | 500 m (0.31 mi)
- Clínica Mérida | 950 m (0.59 mi)
- Slow Food Market | 1.5 KM (0.93 mi)
- New mall Paseo 60 | 1.7 KM (1.06 mi)
- Paseo Montejo | 1.8 KM (1.12 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.

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.

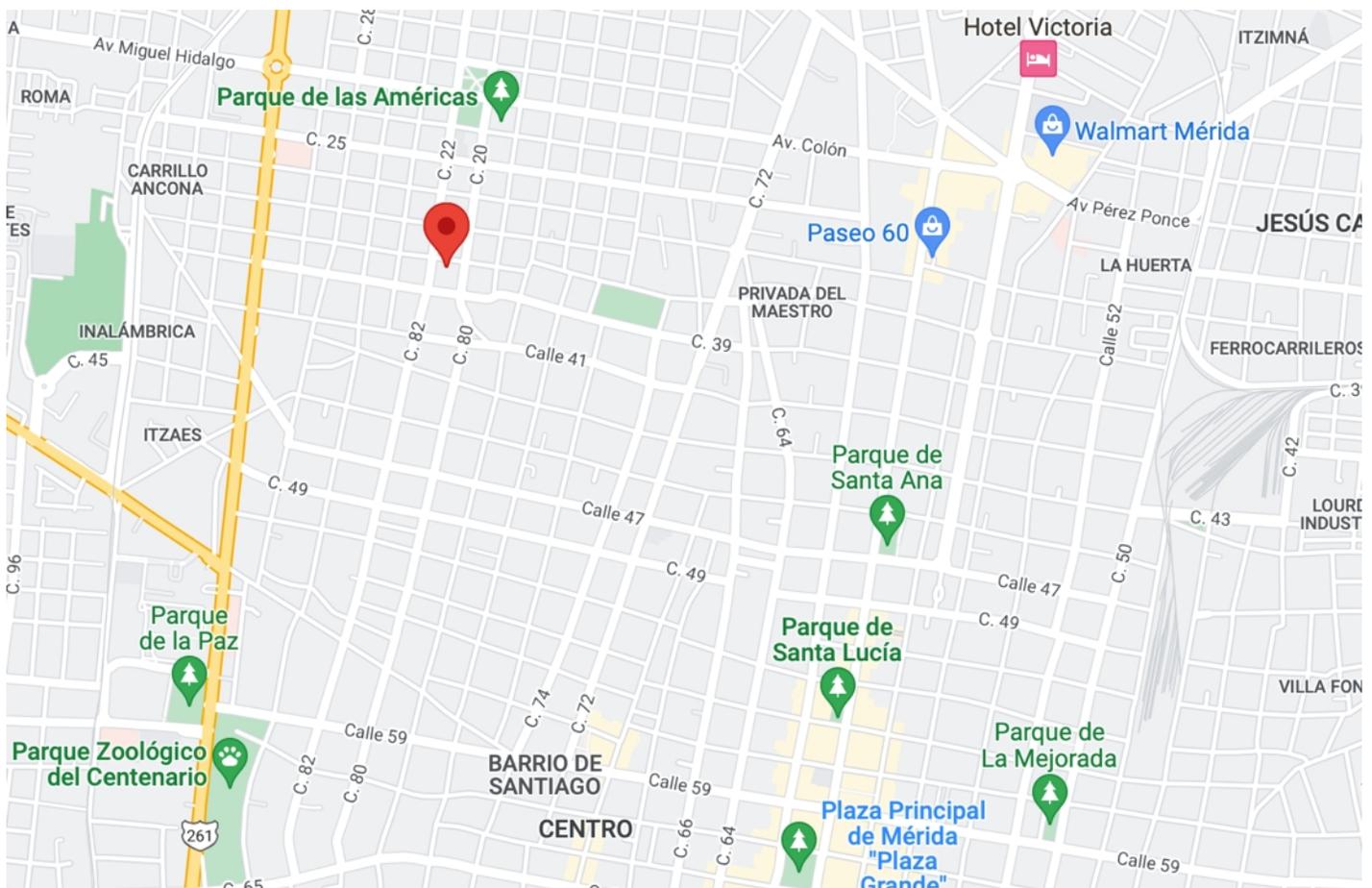
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PROPERTY LOCATION



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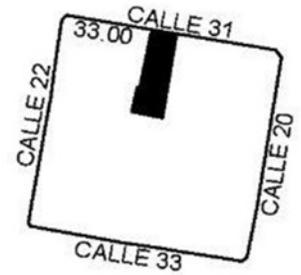
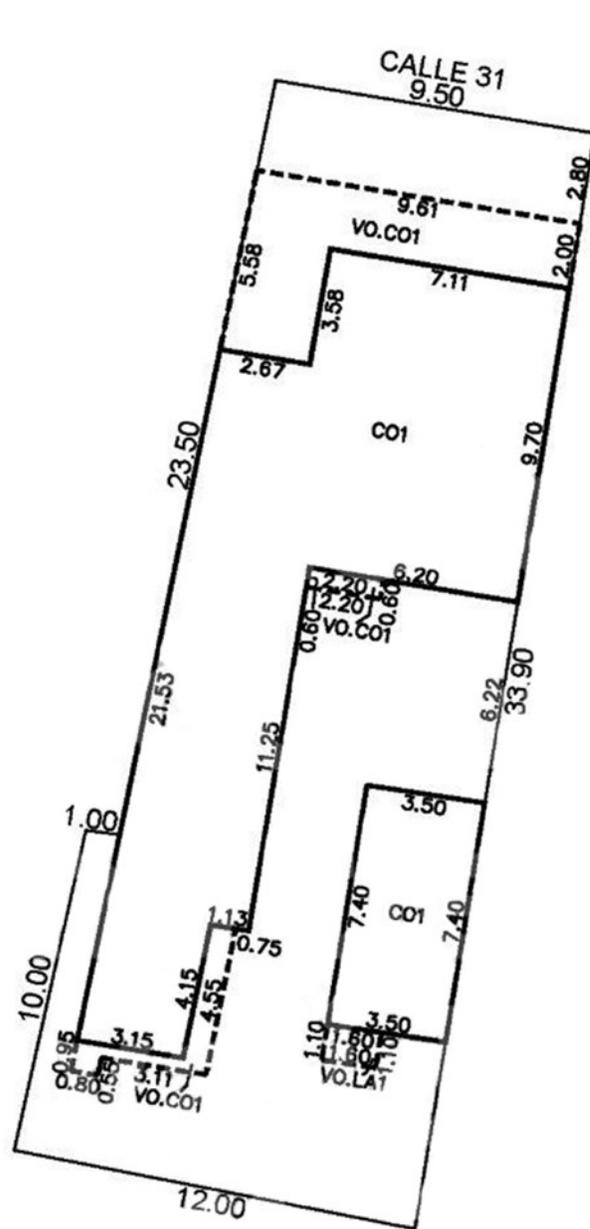
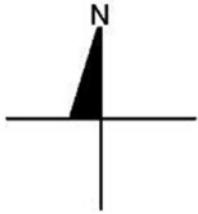
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Cadastral Plan



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Picture Selection

Further pictures are available on demand.



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