

# GREAT CENTRO HOME WITH LARGE PLOT AND POOL

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0101

This property is located in a quiet residential area not far from La Ermita. It offers above all plenty of space and a great foundation to realize your ideas of an ideal home. On the 1,347 m<sup>2</sup> (14,497 ft<sup>2</sup>) plot you will find the main house and a completely self-sufficient guest house, framed by a green garden with numerous fruit trees, palms, bamboo, and tropical plants.

The spacious main house offers four bedrooms, each with a bathroom, as well as an open-plan living area consisting of the living room, the dining room, and a large, already equipped kitchen with a breakfast bar. A laundry room and a foyer complete the generous space. Two large, tiled terraces, an open one in the back and a covered terrace with brick BBQ out to the front yard, invite you to linger.

The guest house, or casita as they say in Mexico, has a spacious bedroom with a bathroom, also an open plan living, and a dining area with a kitchen and pantry. Outside, the front garden and the main garden compete for the greatest variety of trees and tropical plants. At least in terms of space, the actual garden behind the house comes out on top. Here you will also find the large, filtered pool whose wall plaster in Chukum provides the typical clear blue-green coloring of the water, inevitably reminiscent of the Caribbean.

Separate access to the garden along the right side of the main house ensures that service staff such as the gardener or pool service can reach it without having to enter the house. Both the main house and the casita are equipped with air conditioning and ceiling fans, and the lightning-fast Internet connection available in the area leaves nothing to be desired. The property is sold furnished as shown in the pictures.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- LARGE PLOT WITH POOL
- FURNISHED
- SEPARATE GUEST AREA (CASITA)
- QUIET LOCATION NEAR LA ERMITA

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 1,347 m<sup>2</sup> (14,497 ft<sup>2</sup>)
- *Width x Length* | 24 m x 73 m
- *Construction* | 335 m<sup>2</sup> (3,609 ft<sup>2</sup>)

### HOUSE AND LOT

#### MAIN HOUSE

- Foyer
- Living room
- Dining room
- Large kitchen with breakfast bar, kitchen cabinets, stove, range hood, and refrigerator
- Master suite with large bathroom, including Jacuzzi
- 3 regular bedrooms with bathrooms
- Laundry room
- Open terrace to the garden
- Covered terrace with brick BBQ to the front garden

#### GUEST HOUSE

- Bedroom
- Bathroom
- Open-plan living, and dining area
- Kitchen with hotplates, range hood, and stainless-steel sink
- Pantry

## EXTERIOR AREA

- Representative front garden with palm trees and tropical plants
- Extensive garden with fruit trees, palm trees, bamboo, and tropical plants
- Large, filtered pool
- Storage room
- Service entrance to the garden

## **GENERAL FEATURES**

- Furnished (exclusive private items)
- Air conditioners
- Ceiling fans
- Indirect light
- Window grills
- Electric entrance gate
- Completely walled and gated
- Brick BBQ
- Tile floors
- High-speed internet via fiber optic line
- Gas cylinder
- Water filter (pool)
- City water (not treated)
- Deep well (pool)
- 2 water tanks
- 2 water heaters (gas)
- Bio septic tank

## *Location*

### HISTORICAL CENTER | LA ERMITA

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 is in a quiet area near the park La Ermita with its worth seeing church Santa Isabel. La Ermita, like San Sebastian and San Juan, is located south of Plaza Grande and is one of the oldest and most historic Centro neighborhoods. It tends to be a bit more tranquil than the area north of the Plaza Grande, which appeals to locals and visitors alike who prefer a relaxed and authentic living environment.

The appearance of the La Ermita neighborhood is characterized by a charming mix of neatly restored colonial-style houses and dwellings with rustic charm. Today, many of the colorful facades hide popular Airbnb's and fantastically designed residential properties. The fact that some of the cables for electricity, telephone, etc. were laid underground contributes to the tidy and well-kept overall impression of the neighborhood.

#### DISTANCES FROM THE PROPERTY TO

- Parque La Ermita | 650 m (0.4 mi)
- Parque San Sebastián | 950 m (0.6 mi)
- Soriana (supermarket) | 950 m (0.6 mi)
- ADO bus terminal Centro Histórico | 1.3 km (0.8 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.8 km (1.1 mi)
- Mérida Int. Airport | 5.3 km (3.3 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.



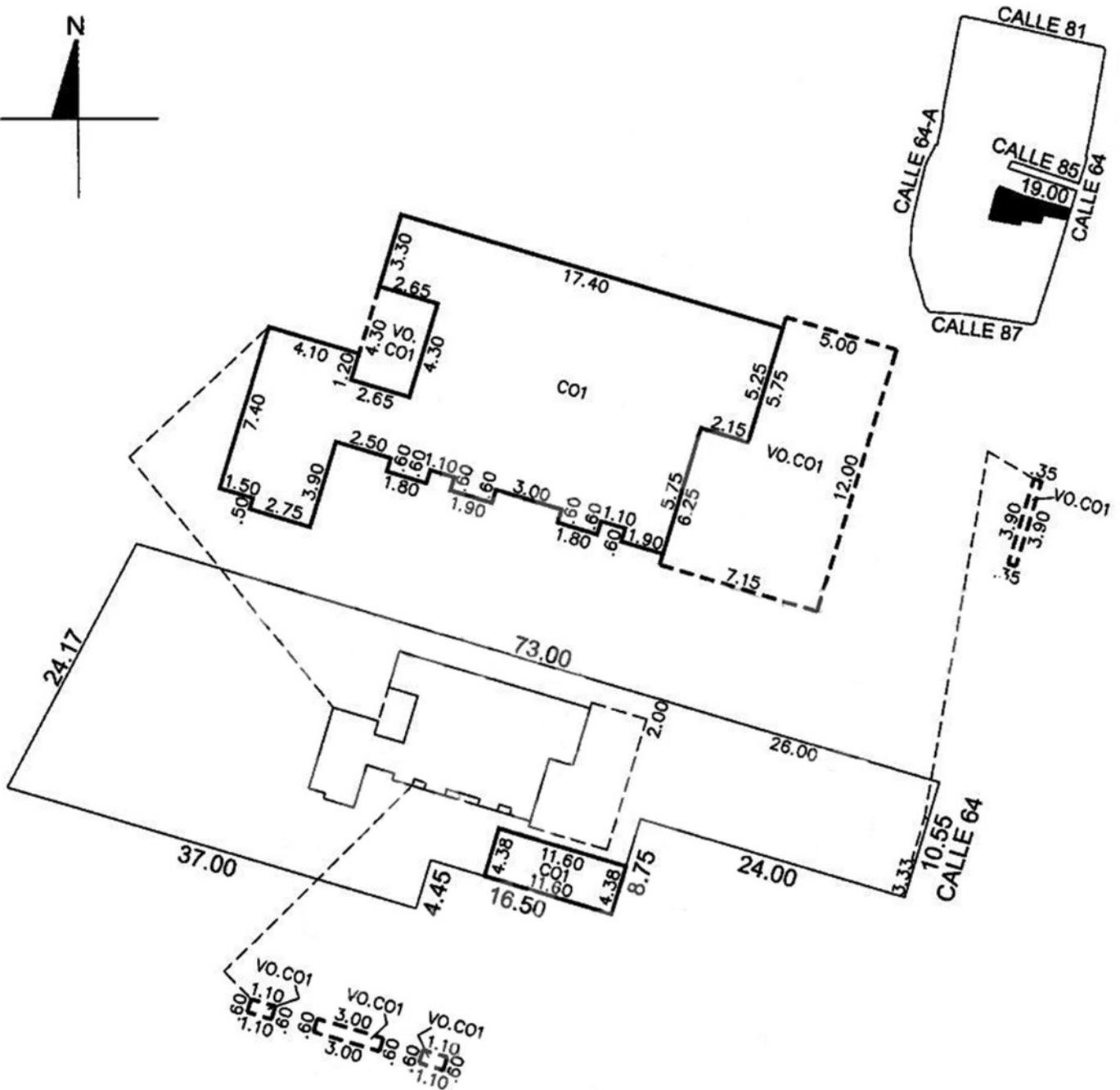
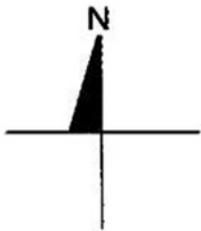
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## PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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