

COLONIAL STYLE GEM WITH BEAUTIFUL GARDEN IN BARRIO DE SANTIAGO

Yucatán | Mérida | Centro | Barrio de Santiago



YUCATAN PROPERTY SCOUTS



for sale | 8,250,000 MXN

Description

Property Code | YPS-02-0116

This beautiful colonial-style gem is excellently located in the coveted Centro neighborhood Barrio de Santiago, in the heart of Mérida's historic old town. Its fantastic garden with the harmoniously coordinated planting as well as the large pool in Chukum finish is an absolute eye-catcher as well as an oasis of peace and contemplation.

Not without reason, the garden forms the center of the well-kept property. Both the main building with the living room, dining room, fully equipped kitchen, and the magnificent columned terrace as well as all three bedrooms offer access to the garden. Each bedroom has its own bathroom and was built in the form of a self-contained casita on the outer boundaries of the property. Together with the main house, they provide an appropriate setting for the garden.

The property is sold fully furnished, except for personal items. Due to its advantageous room layout with three separate sleeping areas and a central living area, this property is suitable for both owner-occupancy and rental, for example via Airbnb. In addition, the already mentioned excellent location speaks in favor of renting. Almost all tourist attractions of the city center are within easy walking distance.

Of course, the property is equipped with all modern amenities such as air conditioners in all bedrooms, ceiling fans, etc. There is also a lightning-fast internet connection via fiber optic cable. Also, worth mentioning and desirable are the high beamed ceilings, which ensure a pleasant indoor climate even on hot summer days, the colonial-style facade with soundproof glazing, the unique rustic clay tile floor, and the colorful Talavera tiles in two of the three bathrooms.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- FULLY FURNISHED (excluding private items)
- FANTASTIC GARDEN WITH A LARGE POOL
- EXCELLENT LOCATION IN A WELL-KEPT NEIGHBORHOOD
- TOP MAINTAINED PROPERTY
- IDEAL FOR OWNER OCCUPANCY AND RENTAL

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 375.6 m² (4,043 ft²)
- *Width x Length* | 9 m x 36 m
- *Construction* | 262.1 m² (2,820 ft²)

HOUSE AND LOT

- Foyer
- Living room
- Dining room
- Fully equipped kitchen
- 3 bedrooms with en-suite bathroom
- 2 storage rooms
- Large, covered column terrace
- Further covered terrace
- Fantastic, well-maintained garden with numerous coordinated trees and plants
- Large Chukum pool with stainless steel entry ladder
- Outdoor shower

GENERAL FEATURES

- Fully furnished (exclusive private items)
- Air conditioners in all bedrooms
- Ceiling fans
- Colonial facade with soundproof glazing
- High beamed ceilings
- Unique rustic clay tile flooring
- Colorful Talavera tiles in two bathrooms
- Stone applications in the garden
- High-speed Internet via fiber optic line
- Satellite dish
- Stationary gas tank
- Gas water heater
- Skylights
- Cistern
- Well + City water
- Bio septic tank

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Location

BARRIO DE SANTIAGO

With almost 400 years of history, Barrio de Santiago is one of the oldest neighborhoods in Merida. Today, the neighborhood with its colorful facades of lovingly restored colonial-style townhouses is by far one of the most sought-after residential addresses in the city center. Many ex-pats have already realized the dream of their individually designed colonial home here.

The cultural center of the district is the popular Santiago Park, with numerous market stalls, stores, and the Santiago Apóstol Church. The park is also a regular venue for a wide variety of events. But not only the Santiago district itself is extremely attractive, but also its central location in the city center with short distances to Mérida's tourist attractions, theaters, galleries, museums, good restaurants, etc. ensures constant high popularity of the neighborhood among locals and tourists. The combination of its fantastic location, colonial architecture, and its wide range of cultural and leisure activities makes Barrio de Santiago unique and one of the hottest places to live in the city!

DISTANCES FROM THE PROPERTY TO

- Súper Akí (supermarket) | 0.3 km (0.2 mi)
- Mérida Zoo | 0.5 km (0.3 mi)
- Parque de Santiago | 0.9 km (0.6 mi)
- Plaza Grande | 1.4 km (0.9 mi)
- ADO Bus Terminal Centro Histórico | 1.5 km (0.9 mi)
- Parque de Santa Lucía | 1.8 km (1.1 mi)
- Mérida International Airport | 6 km (3.7 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



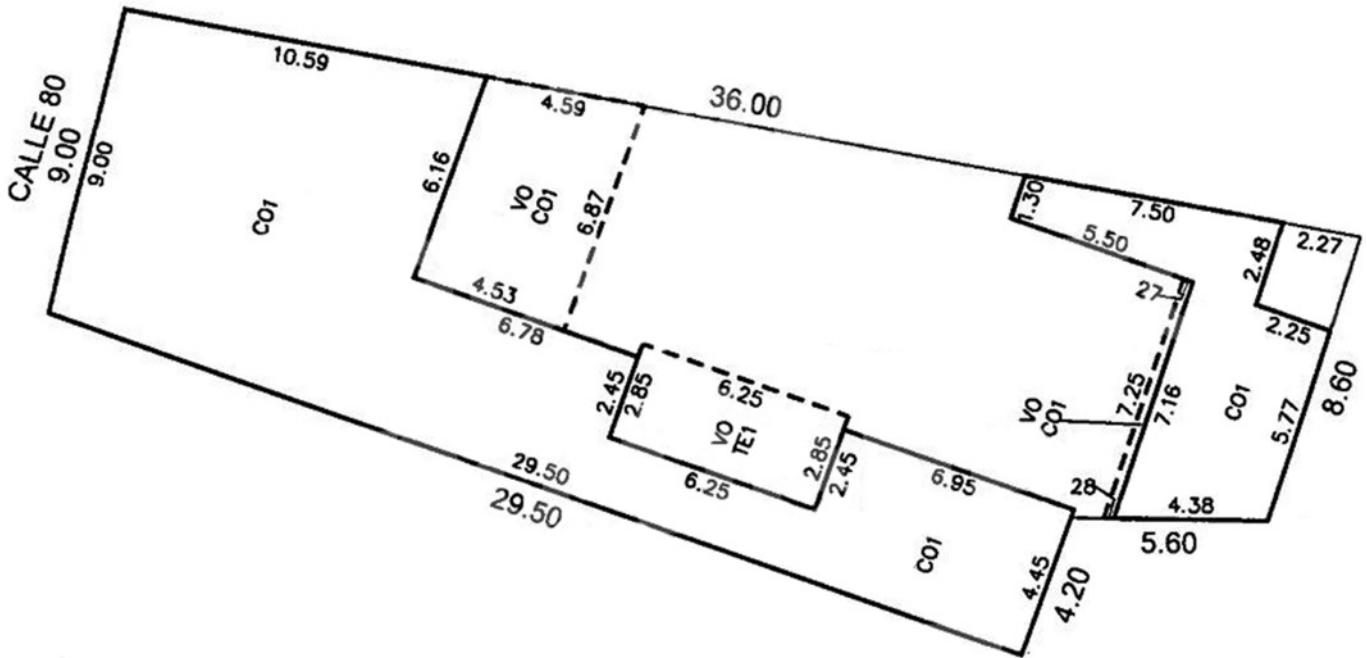
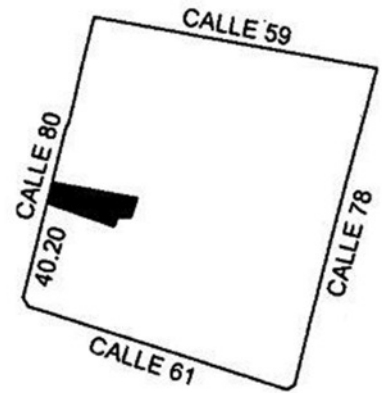
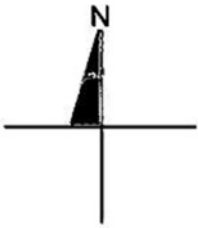
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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