

# RESTORED MANSION IN MÉRIDA CENTRO: ELEGANCE, SERENITY, AND SPACE FOR EXPANSION

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



for sale | 595,000 USD

## Description

Property Code | YPS-02-0125

Welcome to this magnificent, completely restored mansion nestled in the Mérida Centro neighborhood of La Ermita. With its stunning French colonial façade and the huge, tranquil garden, this property offers an unrivaled combination of elegance and serenity, as well as ample space for further expansion.

Step inside, and you'll be greeted by the grandeur of the receiver, leading to a spacious living and dining area that seamlessly blend together. The open kitchen boasts beautiful granite countertops, while a pantry provides ample storage space for your culinary endeavors.

The master bedroom offers a walk-in closet, en-suite bath, and access to a great columned terrace that overlooks the huge garden. Two additional bedrooms, each with their own en-suite baths, ensure comfort for family and guests. A TV room/studio and storage room provide versatile spaces for entertainment and organization. The whole house boasts extra high ceilings adorned with skylights throughout, filling every room with natural light and creating a feel-good atmosphere.

Outside, the representative front yard showcases plants, cacti, and sculptures, creating an inviting atmosphere. The main garden offers vast potential for expansion and personalization. A wide-column terrace, adorned with marble floors, skylights, and ceiling fans, invites you to relax and savor the gentle breezes. The centerpiece is the stunning eight-shaped pool with a captivating waterfall. A spacious garage, capable of accommodating up to four vehicles, is complemented by a grand entrance gate. Additional covered parking is available in front of the garage.

In addition to many other amenities provides this remarkable residence air conditioners, ceiling fans, and custom ironwork doors and windows throughout. The original high-wooden beam ceiling in the

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: [rene.jeremias@yps.mx](mailto:rene.jeremias@yps.mx)  
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: [www.yps.mx](http://www.yps.mx)

historic part of the building adds a touch of history, while high-quality finishes and equipment grace every corner.

Experience the epitome of luxury living in this splendid mansion, where old-world charm meets modern comfort.

## Facts

### HIGHLIGHTS

- COMPLETELY RESTORED / FIRST OCCUPANCY
- ALL PUMPS, PLUMBING, AND ELECTRICAL INSTALLATIONS NEW
- HUGE PLOT
- FANTASTIC POOL WITH A WATERFALL
- EXTRA HIGH CEILINGS WITH SKYLIGHTS THROUGHOUT
- GARAGE FOR UP TO 4 VEHICLES WITH HUGE GATE

### HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 1,644 m<sup>2</sup> (17,694 ft<sup>2</sup>)
- *Width x Length* | 26 m x 70 m
- *Construction* | 570 m<sup>2</sup> (6,137 ft<sup>2</sup>)

### HOUSE AND LOT

#### MANSION

- Receiver
- Huge, combined living and dining room
- Big, open kitchen with granite countertops
- Pantry
- Master bedroom with walk-in closet, en-suite bath, and terrace access
- Two bedrooms with en-suite bath
- Two half bathrooms
- TV room / Studio
- Storage room

## OUTDOOR AREA

- Representative front yard with plants, cacti, and sculptures with gargoyles
- Huge tranquil main garden with trees and plenty of space for further construction
- Wide column terrasse with marble floors, ceiling fans, skylights, and lots of lights
- Big, filtered eight shaped pool with a waterfall
- Spacious garage for up to four vehicles with a big entrance gate and access to the rear garden
- Further covered parking is available in front of the garage

## **GENERAL FEATURES**

- All pumps, plumbing, and electrical installations new
- Air Conditioners
- Ceiling fans
- Brand-new high ceilings with skylights throughout
- Gorgeous French-Colonial Façade
- Two brand-new heavy iron electric entrance gates
- Completely walled and gated
- Original high-wooden beam ceiling in the front part of the house
- High-quality tiled floors throughout
- All bathrooms with high-quality equipment
- Kitchen with granite countertops and high-quality stainless-steel sink
- Custom ironwork doors and windows throughout
- Lots of lights throughout
- High-speed internet available in the neighborhood
- Cistern
- Water pressure system
- Water filtration system
- Hot water boiler
- City water (potable water)
- Well
- Bio septic tank

## Location

### HISTORICAL CENTER | LA ERMITA

Mérida's historic center stands as the city's premier attraction, offering a captivating blend of beautifully restored colonial-era buildings. Strolling along the renowned Paseo de Montejo or exploring the enchanting parks of Santa Ana, Santa Lucia, and Santiago, visitors are treated to a vibrant tapestry of theaters, museums, lively galleries, exquisite restaurants, and cozy cafés. This captivating old town exerts a magnetic pull on culturally inclined travelers from around the globe, as well as numerous North American expatriates who have wholeheartedly embraced the allure of the Centro neighborhoods. Many of them have acquired and painstakingly refurbished colonial-style houses, adding to the area's charm and character.

The property is situated in the serene Mérida Centro neighborhood of La Ermita, known for its tranquility and historical charm. Nestled south of the picturesque park La Ermita, one can explore the remarkable Santa Isabel church, a must-see attraction in the area. La Ermita, along with its neighboring districts of San Sebastian and San Juan, forms one of the oldest and most colorful Centro neighborhoods.

Unlike the bustling area north of Plaza Grande, La Ermita offers a more relaxed and authentic living environment, drawing both locals and visitors seeking a peaceful atmosphere. The neighborhood's allure lies in its delightful blend of meticulously restored colonial-style houses and rustic dwellings, creating a visually appealing streetscape. Many of these vibrant facades hide sought-after Airbnb accommodations and exquisitely designed residential properties.

### DISTANCES FROM THE PROPERTY TO

- Parque de La Ermita | 700 m (0.4 mi)
- Parque de San Sebastián | 850 m (0.5 mi)
- Supermarket (Bodega Aurrera) | 1.1 km (0.7 mi)
- ADO bus terminal Centro Histórico | 1.3 km (0.8 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.1 km (1.3 mi)
- Mérida International Airport | 4.8 km (3 mi)



## MÉRIDA

Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to him, Mérida's principal boulevard was aptly named Paseo de Montejo. Numerous magnificent colonial buildings in the historic city center, stand as a testament to the city's past wealth and exudes a truly unique charm. Regarded as the gateway to the captivating realm of the Maya, Mérida attracts countless tourists each year who embark on their journey to explore renowned Mayan sites like Chichen Itzá and Uxmal, thereby immersing themselves in their timeless allure.

From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its outstanding healthcare system, which boasts the best hospital network in the country. Through collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.

Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take leisurely strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the city by visiting its diverse range of museums, theaters, and cinemas, all while unraveling the fascinating Mayan heritage. And for the avid shoppers, Mérida offers a plethora of options with its modern malls located in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. Moreover, you'll find a range of well-known North American retail chains, including Costco, Wal-Mart, and Home Depot, conveniently situated throughout the city.

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## PROPERTY LOCATION



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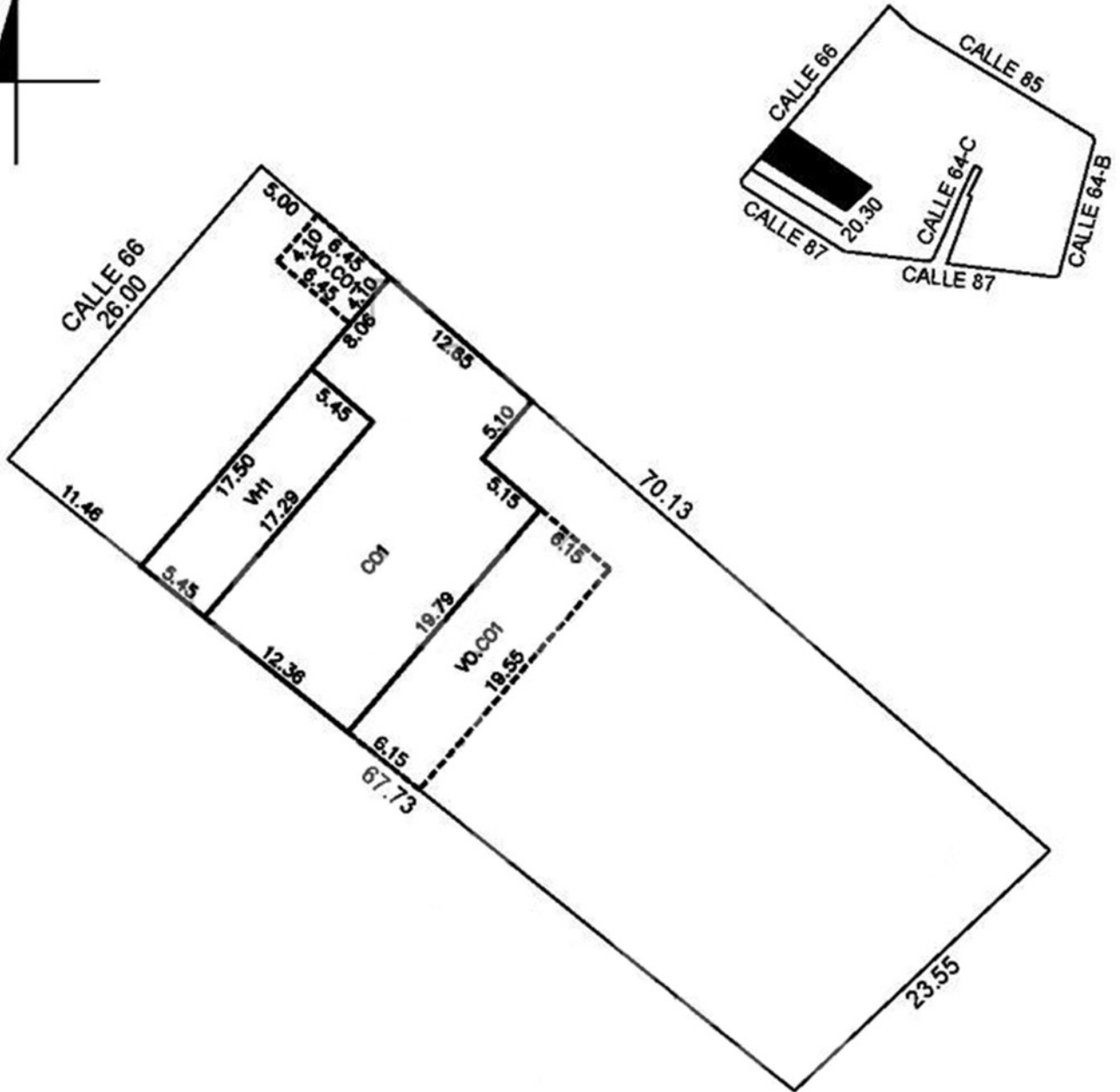
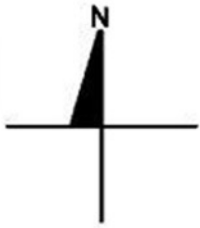
Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

Cadastral Plan



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## Picture Selection

Further pictures are available on demand.



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