

COLONIAL GEM IN MÉRIDA, LA ERMITA HISTORIC CHARM MEETS MODERN COMFORT

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0129

This restored colonial gem offers a harmonious blend of historic charm and modern comfort. Set on an expansive plot, this property holds the promise of further expansion while boasting a stunning garden sanctuary complete with a spacious pool. If desired, an already existing Fideicomiso can facilitate the purchase process for non-Mexican buyers.

Elegantly divided, the living space encompasses two distinct areas. The main house features a welcoming entrance hall, a living room, and a tranquil patio graced by a soothing fountain. The heart of the home lies in its expansive kitchen adorned with a generous walk-in pantry. A cozy TV room and the master bedroom with an attached bath complete the main house's allure.

Adjacent to the main dwelling, a charming casita offers an intimate haven. Within its confines, a bedroom with an en-suite bathroom and a laundry/storage room cater to convenience and comfort.

This residence masterfully retains coveted colonial features like high ceilings and colorful pasta-filed floors. The enchanting colonial facade adds to the property's allure. For climate control, air conditioners and ceiling fans have been thoughtfully integrated.

Enclosed for privacy, the lush garden beckons with its inviting pool—a perfect setting for relaxation. The property is fully connected with high-speed internet, and essential utilities include city water for drinking purposes supplemented by a dedicated well catering to the pool's water needs.

With a storied past and thoughtful renovations, this restored colonial dwelling offers a harmonious oasis that blends the allure of yesteryears with modern amenities.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- RESTORED ORIGINAL COLONIAL MAIN HOUSE
- HUGE PLOT WITH SPACE FOR FURTHER CONSTRUCTION
- EXTENSIVE GARDEN WITH POOL
- FIDEICOMISO AVAILABLE

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 744 m² (8,011 ft²)
- *Width x Length* | 10 m x 73 m
- *Construction* | 278 m² (2,922 ft²)

HOUSE AND LOT

MAIN HOUSE

- Receiver
- Living room
- Patio with fountain
- Big, open kitchen with huge walk-in pantry
- TV room
- Master bedroom with en-suite bath

CASITA

- Bedroom with en-suite bathroom
- Laundry- / storage room

EXTERIOR AREA

- Extensive tranquil garden with trees and plenty of space for further construction
- Big pool
- Terrace

GENERAL FEATURES

- Air Conditioners
- Ceiling fans
- High ceilings
- Colorful pasta tiles
- Colonial Façade
- Garden completely walled in
- Several custom ironwork shutters
- High-speed internet available in the neighborhood
- Cistern
- Hot water boiler
- City water (potable water)
- Well for the pool
- 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

- Soriana (Supermarket) | 650 m (0.4 mi)
- Parque de La Ermita | 1.3 km (0.8 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2 km (1.2 mi)
- ADO Bus terminal Centro Histórico | 2 km (1.2 mi)
- Mérida International Airport | 6 km (3.7 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.

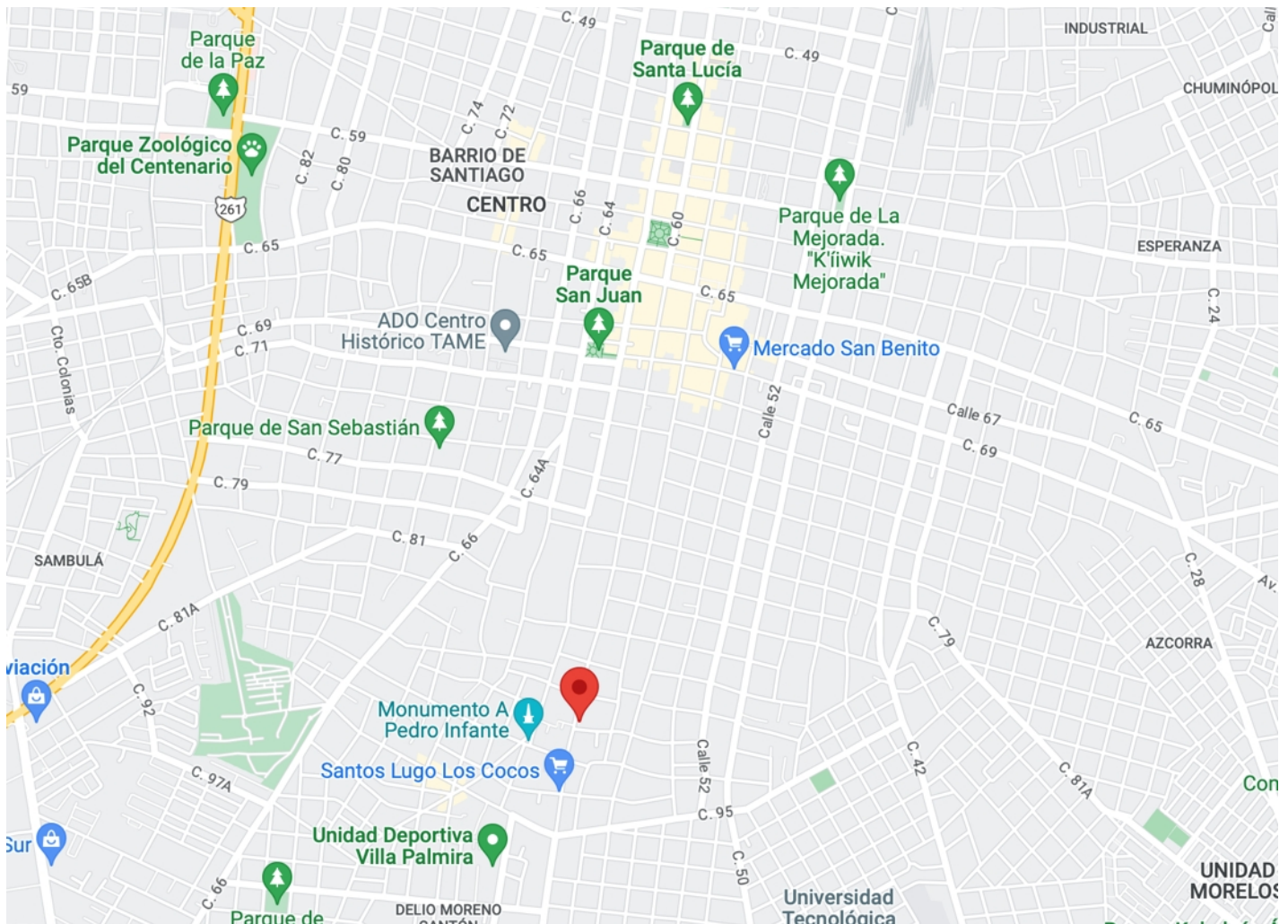
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by 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



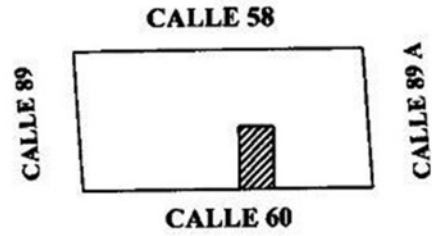
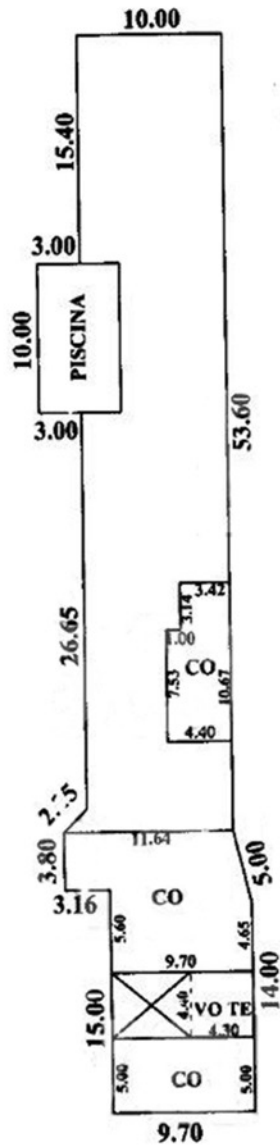
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Cadastral Plan



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Picture Selection

Further pictures are available on demand.



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