

RESTORED HACIENDA-STYLE COUNTRY ESTATE WITH PARK- LIKE GARDENS NEAR IZAMAL

Yucatán | Mérida | Tepakán



Property Code | YPS-02-0250

At a Glance

- **Property Type:** Restored hacienda-style country estate
- **Location:** Tepakán, Yucatán, Mexico
- **Lot:** 2,753 m² (29,634 ft²)
- **Construction:** 358 m² (3,856 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Floors:** 1
- **Parking:** Ample, secure parking inside the property
- **Furniture:** Most furnishings included (turnkey)
- **Pool:** Large, filtered swimming pool surrounded by mature greenery
- **Current Use:** Private residence
- **Condition:** Restored and move-in ready

Yucatan Property Scouts

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Highlights

- **BEAUTIFULLY RESTORED HACIENDA-STYLE ARCHITECTURE** with an impressive columned terrace
- **AUTHENTIC COLONIAL CHARACTER** featuring pasta tile floors, high wooden beamed ceilings, original doors and windows, and a classic colonial façade
- **PEACEFUL COUNTRYSIDE SETTING** in the charming Mayan town of Tepakán near the Pueblo Mágico of Izamal
- **TASTEFULLY FURNISHED AND EQUIPPED**, including the vast majority of furniture and décor (move-in ready)
- **COMPLETELY UPDATED INFRASTRUCTURE**, including plumbing, electrical systems, pumps, and air-conditioning
- **SOLAR-POWERED HOME** with modern energy-efficient systems
- **EXCEPTIONAL, LARGE PROPERTY** with a lush, park-like landscaped garden
- **THREE PRIVATE FRESHWATER WELLS** and an automatic irrigation system

Property Description

Set amidst the tranquil countryside of Tepakán, this beautifully restored hacienda-style residence captures the timeless elegance of Yucatán's historic estates while offering the comfort and convenience of modern living.

Behind its wide colonial façade, the property reveals an extraordinary retreat characterized by authentic architectural details, generous living spaces, and an impressive connection to nature. Traditional pasta tile floors, soaring wooden beamed ceilings, original woodwork, and carefully preserved colonial elements create an atmosphere of warmth, authenticity, and understated elegance throughout the home.

The heart of the residence is a spectacular, fully equipped kitchen featuring a large central island with breakfast seating for four, quartz countertops, custom wooden cabinetry, modern appliances, and an adjoining dining area. Nearby, a spacious living and dining room provides an inviting setting for everyday living and entertaining.

The elegant master suite offers a private sanctuary complete with a sitting area, wardrobe space, and an exceptional en-suite bathroom highlighted by a stunning outdoor soaking tub surrounded by flowers and tropical greenery.

One of the estate's most captivating features is its magnificent hacienda-style columned terrace. Overlooking the expansive gardens, this space serves as a natural extension of the home and invites relaxed outdoor living throughout the year.

The park-like grounds have been thoughtfully landscaped with mature trees, tropical plants, and open green spaces surrounding a large, filtered swimming pool. A separate guest casita with private bathroom, two covered porches, and laundry area provides comfortable accommodation for visitors and offers excellent potential for conversion into a fully independent apartment.

Modern infrastructure upgrades include updated plumbing and electrical systems, solar panels, air conditioning, water pressure and filtration systems, three private wells, and an automated irrigation system, creating a rare combination of historic charm and contemporary functionality.

 **Schedule Your Private Viewing Today!**

Property Layout

MAIN RESIDENCE

- Wide colonial entrance façade
- Receiver
- Grand colonial living and dining room
- Outstanding gourmet kitchen with a large central island and breakfast bar for four, custom-built wooden cabinetry, durable quartz countertops, modern appliances, and an adjoining dining area that naturally becomes the heart of the home.
- Elegant master suite retreat offering a spacious bedroom with a comfortable sitting area, and a remarkable en-suite bathroom highlighted by a romantic outdoor soaking bathtub nestled among lush flowers and tropical greenery.
- Magnificent hacienda-style columned terrace, an impressive outdoor living space overlooking the gardens and pool, ideal for morning coffee, al fresco dining, entertaining guests, or simply enjoying the peaceful countryside surroundings.

SEPARATE GUEST CASITA

- Two private, covered porches
- Bedroom
- Full bathroom
- Laundry area
- offering comfortable accommodation for family and friends or excellent potential for conversion into a fully independent apartment.

OUTDOOR LIVING

- Beautifully landscaped park-like gardens filled with mature trees, flowering plants, expansive lawns, and inviting pathways that create a private tropical sanctuary.
- Large, filtered swimming pool perfectly integrated into the garden setting, providing a refreshing focal point for relaxation and recreation.
- Secure off-street parking with ample space for multiple vehicles.
- Garden shed and machinery room providing practical storage and easy access to the property's technical systems.

GENERAL FEATURES

- Tastefully furnished and equipped, including the vast majority of furniture and décor (turnkey)
- Authentic colonial character throughout, including high wooden beamed ceilings, pasta tile floors, a traditional colonial façade, and original wooden doors and windows
- Air conditioning and ceiling fans throughout the property
- Updated plumbing and electrical infrastructure
- Solar panels for improved energy efficiency
- Completely walled and gated for privacy and security
- Water heater
- Water pressure and filtration system
- Three private freshwater wells
- Automatic irrigation system serving the entire property
- Mature landscaping and established tropical gardens
- One-level floor plan for comfortable and convenient living
- Fully walled and gated

Location

Located in the peaceful municipality of Tepakán, this property offers a rare opportunity to enjoy authentic Yucatán countryside living while remaining remarkably well connected to the region's most important destinations.

Tepakán is a charming traditional Mayan town where life still moves at a relaxed pace, and local customs remain deeply rooted in everyday life. The community is known for its welcoming atmosphere, colorful streetscapes, agricultural traditions, and strong sense of local identity. Despite its rural character, a small but growing expatriate community has discovered the appeal of the town, attracted by its authenticity, tranquility, and friendly residents. Essential daily needs can be met conveniently, with a local market located just steps away.

Unlike many countryside locations, Tepakán benefits from excellent transportation connections. Regular bus services provide direct access to Mérida and neighboring communities, and bus stops are conveniently located near the property. The Mérida–Tepakán route is served by regional operators, including Autobuses del Centro (Autocentro), offering an easy and affordable connection to the state capital. This accessibility is particularly attractive for homeowners who enjoy receiving visiting family and friends or prefer having transportation alternatives available.

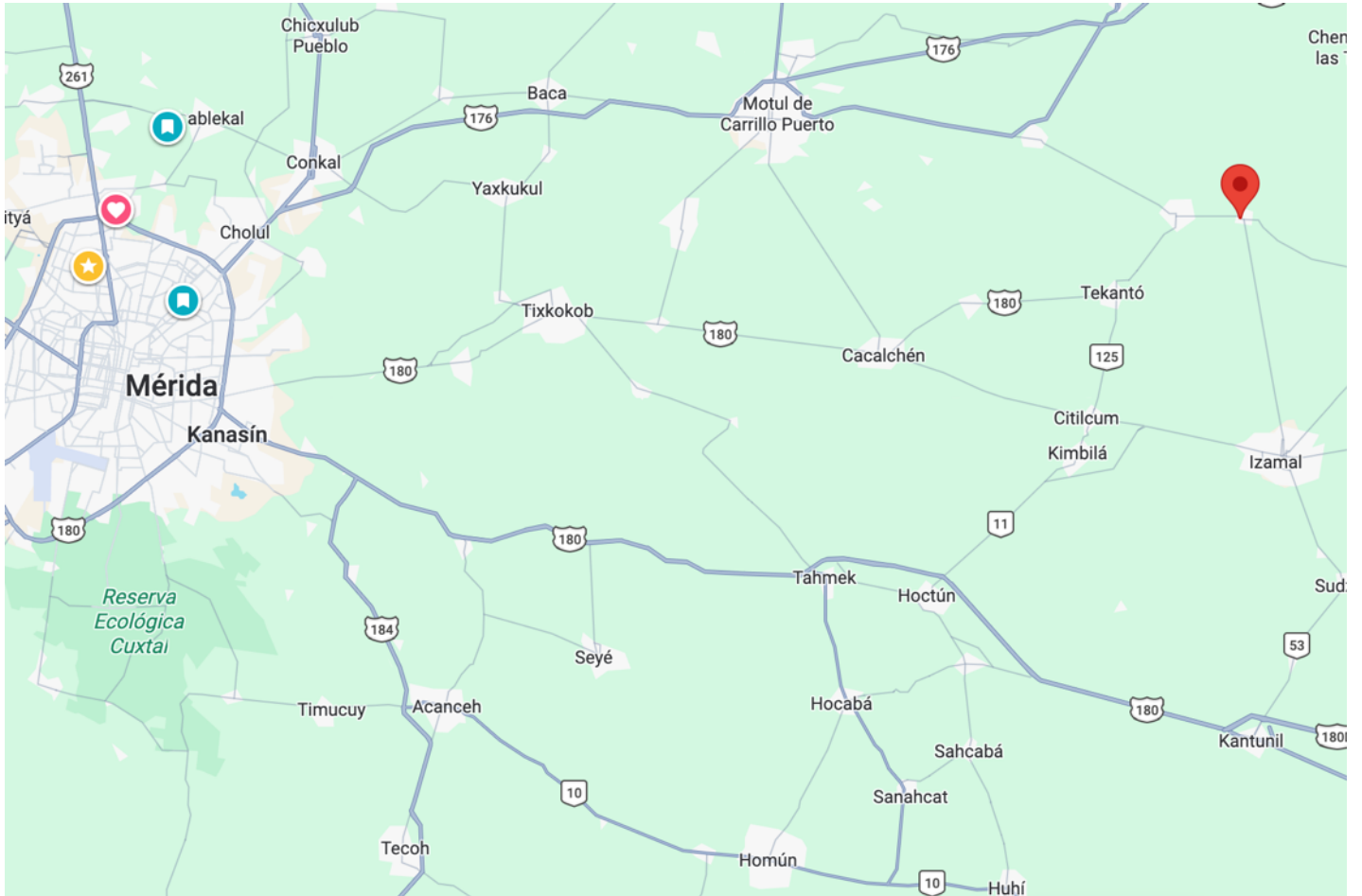
A major advantage of the location is its proximity to Izamal, just 13 km (8 mi) away. Known as La Ciudad Amarilla (The Yellow City), Izamal is one of Mexico's most celebrated Pueblos Mágicos and a favorite destination for visitors from around the world. Beyond its iconic yellow colonial architecture and rich cultural heritage, Izamal offers an excellent range of practical amenities, including supermarkets, pharmacies, banks, a Coppel department store, local markets, medical services, cafés, and a growing selection of highly regarded restaurants. Residents can therefore enjoy the tranquility of country living while having all essential services and dining options within a short drive.

The recently inaugurated Tren Maya station near Izamal further enhances the area's connectivity, providing convenient access to Mérida, Cancún International Airport, Chichén Itzá, and numerous destinations throughout the Yucatán Peninsula. For international buyers, this combination of authentic village life, modern transportation infrastructure, and easy access to services makes Tepakán an increasingly attractive place to call home.

DISTANCES FROM THE PROPERTY TO

- Izamal Center | 13 km (8 mi)
- Tren Maya Station Izamal | 21 km (13 mi)
- Motul de Carrillo Puerto | 26 km (16 mi)
- Chabihau (Beach – Golf of Mexico) | 45 km (28 mi)
- Mérida North (Altabrisa) | 62 km (38.5 mi)
- Archaeological Site Chichen Itza | 85 km (52.8 mi)
- Mérida International Airport | 90 km (56 mi)
- Cancún International Airport | 272 km (169 mi)

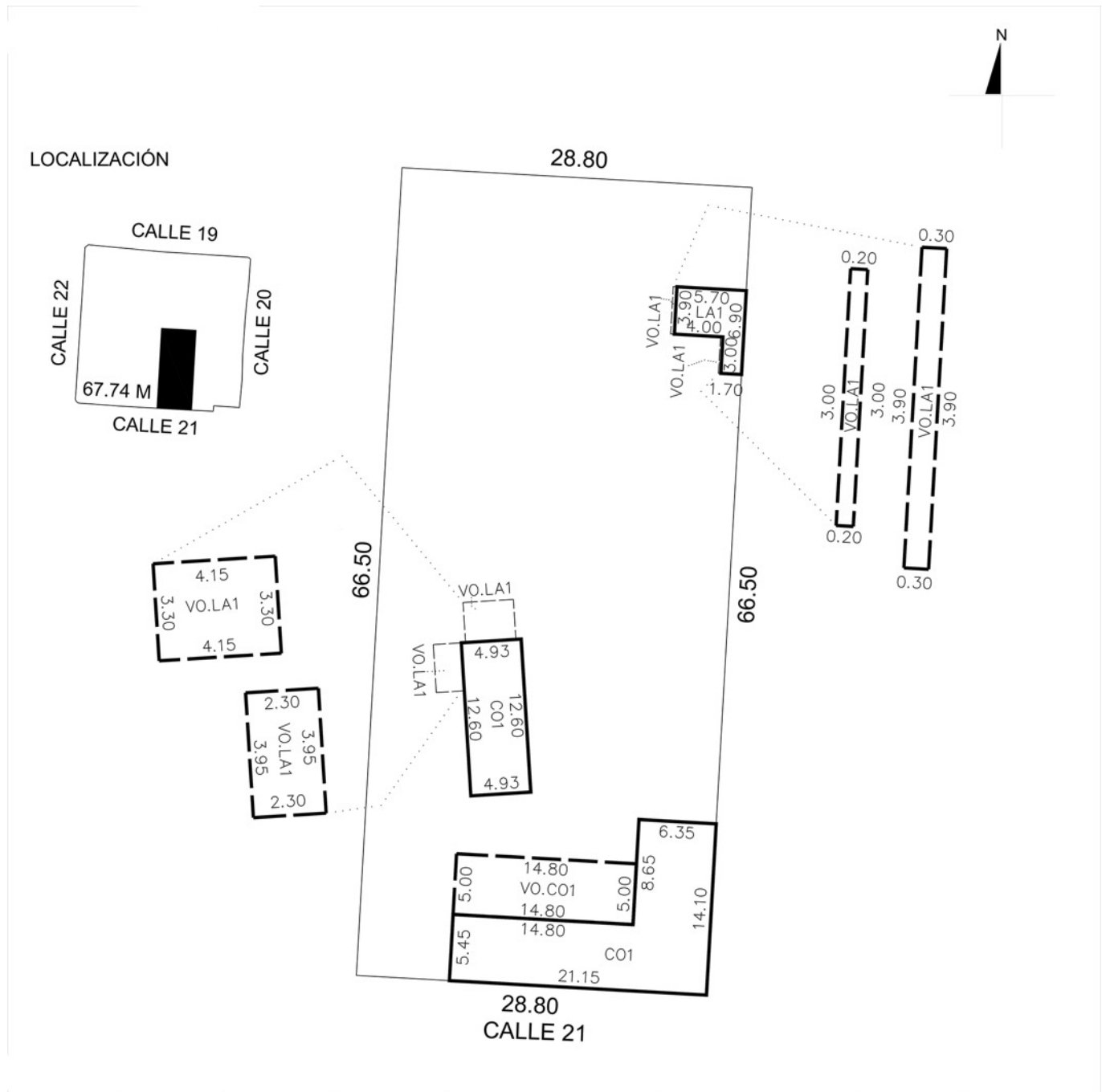
PROPERTY LOCATION



Floor Plan I



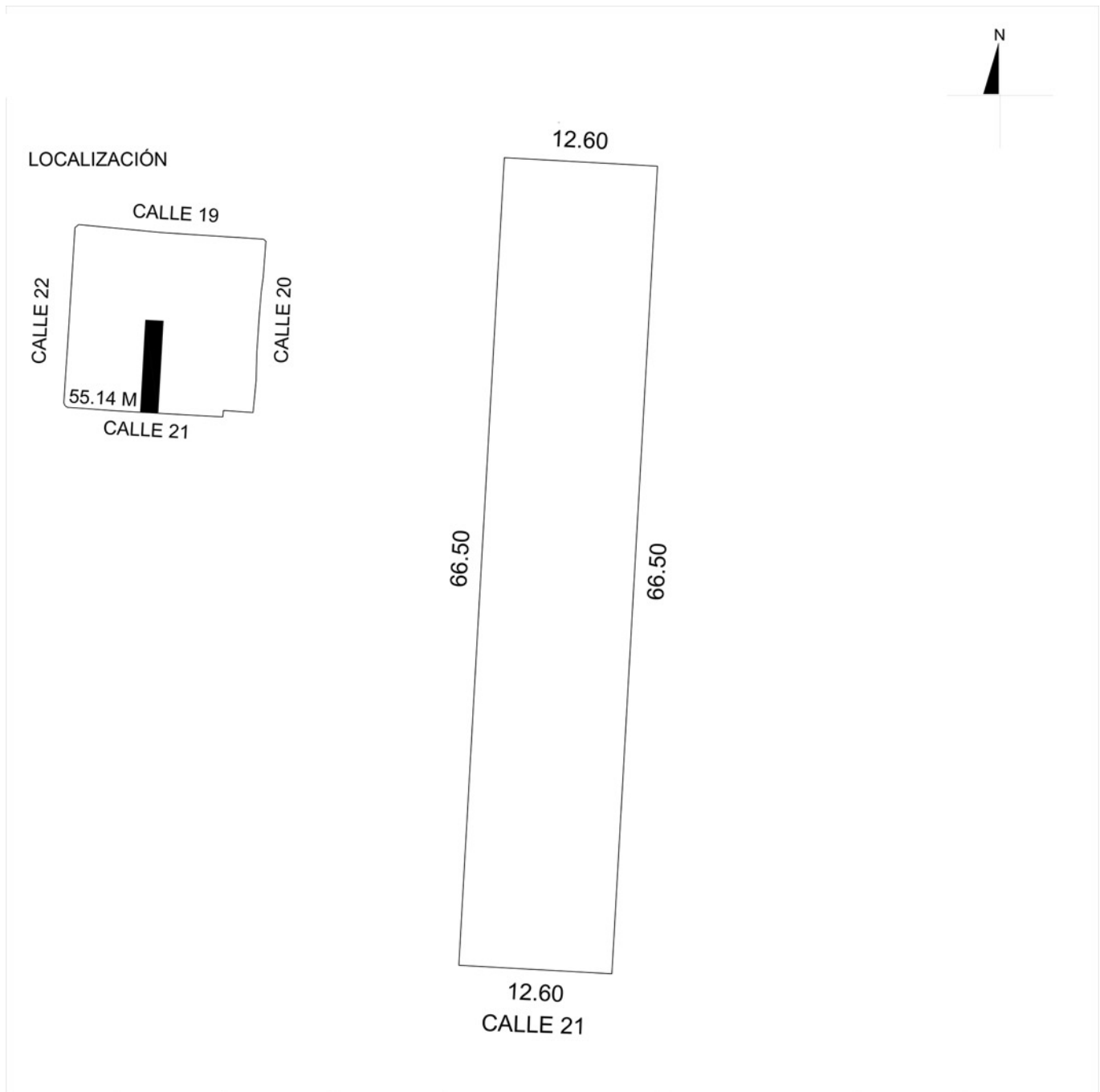
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Floor Plan II



Picture Selection



Contact

Thank you for your interest in this property! We'd be delighted to provide further details or arrange a private viewing at your convenience. Please don't hesitate to get in touch:

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