ART-FILLED COLONIAL RESIDENCE WITH PRIVATE GARDEN & POOL IN LA ERMITA

Yucatán | Mérida | Centro | La Ermita



Property Code | YPS-02-0262

Property Introduction

Rich in authentic character and artistic detail, this restored colonial residence occupies a generous 387.9 m² lot in Mérida Centro, just a short walk from the historic parks of La Ermita and San Sebastián.

Unlike many Centro homes where colonial architecture is concentrated primarily in the front rooms, the main residence maintains its traditional character throughout. High beamed ceilings, colorful pasta-tile floors, tall wooden doors and windows, remarkable decorative wall treatments, and carefully preserved finishes create an atmospheric home complemented by a private tropical garden, large pool, and independent guest casita.

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At a Glance

- **Location:** La Ermita, Mérida Centro, Yucatán
- **Lot:** 387.9 m² (4,175 ft²)
- **Frontage:** Approx. 11 m (36 ft)
- **Construction:** 219 m² (2,362 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 2 full
- **Floors:** 1
- **Latest Restoration:** 2010
- **Guest Accommodation:** Independent garden casita with bedroom and en-suite bathroom
- **Pool:** Large garden pool with fountain
- **Furnishings:** Not included
- **Documentation:** Clear title; documents reported up to date

Highlights

- COLONIAL CHARACTER THROUGHOUT THE MAIN RESIDENCE with high beamed ceilings, traditional pasta-tile floors, tall wooden doors and windows, and preserved architectural details extending well beyond the front rooms
- DISTINCTIVE ARTISTIC INTERIORS featuring extraordinary decorative wall treatments and murals that give the home an unmistakable identity
- PRIME SOUTHERN MÉRIDA CENTRO LOCATION within easy walking distance of both Parque de La Ermita and Parque de San Sebastián
- PRIVATE TROPICAL GARDEN & LARGE POOL creating a peaceful outdoor retreat behind the historic street façade
- INDEPENDENT GUEST CASITA with private garden access, bedroom, and en-suite bathroom
- GENEROUS LOT offering substantially more outdoor space than the façade initially suggests

Property Description

From the street, the traditional façade gives only a hint of what lies behind it. Once inside, the house unfolds as a sequence of tall, atmospheric rooms, with its colonial character continuing throughout the main residence rather than being limited to the traditional front section.

The interiors are defined by high beamed ceilings, traditional pasta-tile floors, substantial wooden doors and windows, and walls whose aged textures, decorative finishes, and remarkable painted details have become part of the home's visual identity. Rather than being renovated into a uniform contemporary residence, the property retains a layered, artistic atmosphere that feels deeply connected to Mérida's historic architecture.

The main house provides a reception/living room, office, second lounge, spacious kitchen with dining area, and the principal bedroom suite. The large kitchen continues the home's traditional aesthetic while opening toward the garden, strengthening the connection between the interior and outdoor spaces. The principal bedroom and its generous en-suite bathroom also enjoy direct garden access.

Integrated into the main house, a covered terrace with colorful pasta tiles opens directly onto the private garden, creating a natural transition between indoor and outdoor living. Mature tropical vegetation and high walls provide a secluded setting around the large swimming pool. A particularly distinctive detail is the fountain, creatively fashioned from a former iron water tank and now forming an eye-catching feature beside the pool.

The second bedroom is housed separately in a private garden casita with its own en-suite bathroom, making it particularly suitable for guests who appreciate greater independence.

At the far end of the property, another covered terrace provides additional flexible space. The existing structure may offer possibilities for future adaptation or expansion, subject to applicable approvals and technical assessment.

For buyers drawn to Mérida Centro because of its architecture rather than simply its address, this property offers a compelling combination: authentic colonial character extending throughout the main residence, expressive artistic interiors, private outdoor living, guest accommodation, and a location between two of southern Centro's best-known historic neighborhoods.

Property Layout & Features

MAIN HOUSE

- Traditional colonial façade with central entrance and tall street-facing windows
- Reception/living room
- Separate office
- Second living/lounge room
- Spacious kitchen and dining area with direct access to the outdoor living areas
- Principal bedroom with garden access and air conditioning
- Large en-suite bathroom with bathtub and natural light
- Covered garden-facing terrace with colorful pasta-tile floor
- High beamed ceilings and colorful pasta-tile floors throughout the principal living spaces
- Traditional wooden doors and windows
- Extensive decorative wall finishes and painted details throughout

GUEST CASITA

- Independent garden accommodation
- One bedroom
- Private en-suite bathroom
- Separated from the main living areas for additional privacy

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GARDEN & OUTDOOR LIVING

- Lush private tropical garden
- Large swimming pool with fountain
- Pool with a fountain creatively fashioned from a former iron water tank
- High natural-stone dividing wall adding privacy and architectural character
- Covered terrace adjoining the main residence
- Additional private covered terrace at the rear of the property, offering potential for future adaptation or expansion
- Garden-equipment shed and laundry room

Technical & Property Information

CLIMATE & COMFORT

- Air conditioning in both bedrooms and the kitchen
- Ceiling fans throughout the residence

WATER & UTILITIES

- Connected to Mérida municipal water
- Private water well
- Cistern
- Water heater
- Washer and dryer

Location

The property enjoys an appealing position in southern Mérida Centro, between the historic neighborhoods of La Ermita and San Sebastián. Both neighborhood parks are within a few minutes' walk, while Plaza Grande and the heart of the Historic Center are approximately 1.2 km (0.75 mi) away.

This part of Centro retains a distinctly residential character, with colorful façades, traditional homes, neighborhood businesses, churches, markets, and public spaces forming part of everyday life. The wider La Ermita–San Sebastián area has received official Barrio Mágico recognition, reflecting the cultural and architectural identity of this part of Mérida.

The location also offers practical advantages. Mérida's Centro Histórico ADO terminal is approximately 400 m away, a major supermarket is about 1.1 km away, and Mercado San Benito and Plaza Grande are both around 1.2 km from the property.

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For buyers seeking a home for sale in Mérida Centro, the setting provides a particularly attractive balance: historic neighborhood atmosphere and a quieter residential environment while remaining comfortably connected to the commercial, cultural, and architectural heart of the city.

DISTANCES FROM THE PROPERTY

- Parque de San Sebastián | 200 m (656 ft)
- Parque de La Ermita | 250 m (820 ft)
- ADO Bus Terminal Centro Histórico | 400 m (1,312 ft)
- Parque de San Juan | 600 m (1,968 ft)
- Chedraui Supermarket | 1.1 km (0.68 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.2 km (0.75 mi)
- Mercado San Benito | 1.2 km (0.75 mi)
- Mérida International Airport | 5.8 km (3.6 mi)

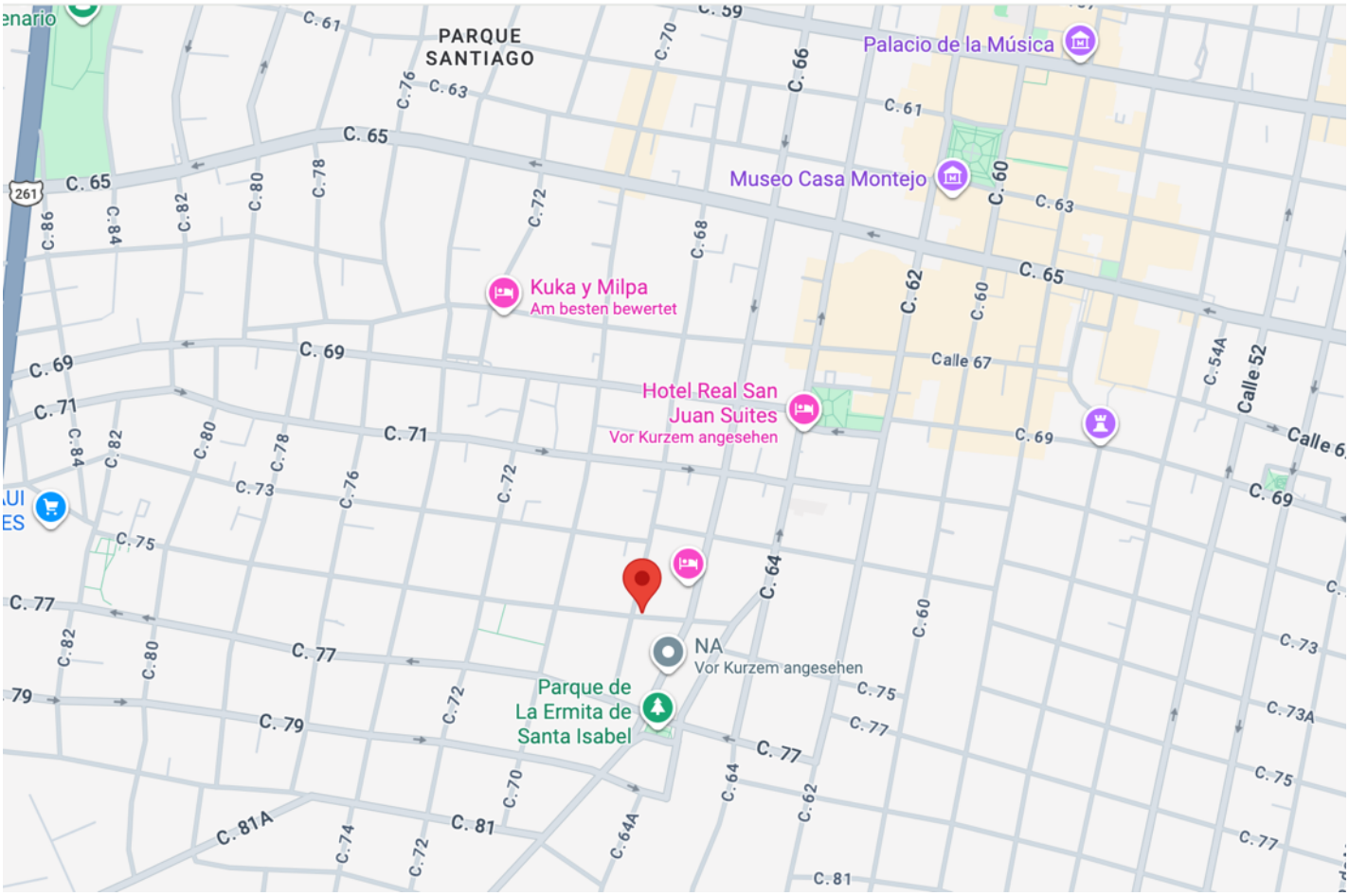
MÉRIDA

Mérida, the vibrant capital of Yucatán, combines a rich Maya and colonial heritage with the conveniences of a modern and growing city. Its historic center, Paseo de Montejo, museums, theaters, restaurants, and lively cultural scene give the city a distinctive character, while northern Mérida offers excellent healthcare, universities, shopping centers, international retail, and a wide range of services.

The city attracts both national and international residents and combines a warm climate and rich cultural environment with convenient access to the archaeological sites, historic towns, haciendas, cenotes, and Gulf Coast beaches that make Yucatán such a fascinating place to live.

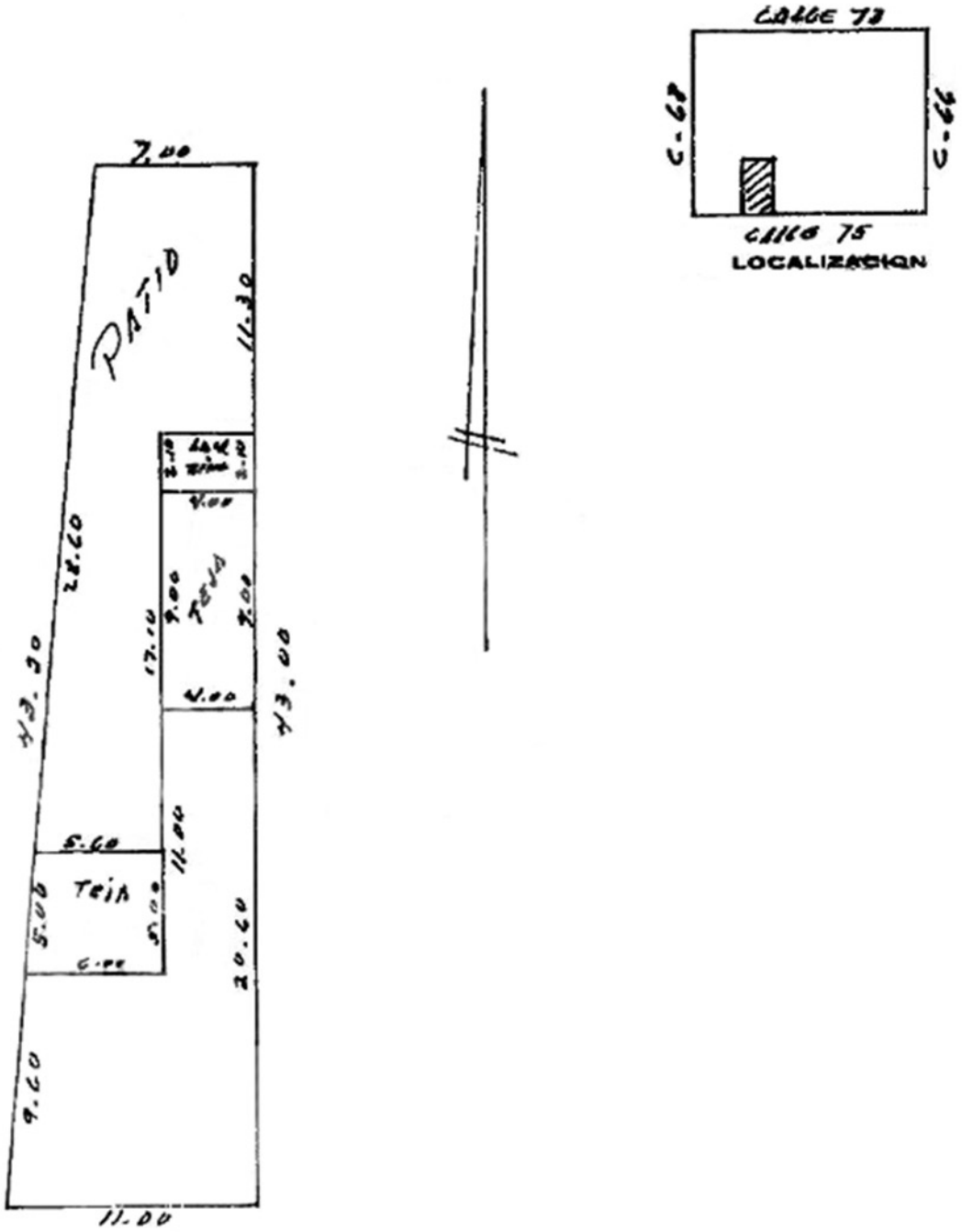
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PROPERTY LOCATION



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Floor Plan



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Picture Selection

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Thank you for your interest in this property. Whether you would like additional information, have specific questions, or wish to arrange a private viewing, we would be delighted to assist you.

At Yucatán Property Scouts, we support you throughout your property search and purchase process in Yucatán—from the first inquiry to a successful closing and beyond.

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