

HACIENDA SAN JOSÉ PONIENTE

MAGNIFICENT COUNTRY ESTATE IN YUCATAN

a Yucatan Property Scouts PREMIUM ESTATE



YUCATAN PROPERTY SCOUTS



for sale | 100,000,000 MXN

HACIENDA SAN JOSÉ PONIENTE

Property Code | YPS-02-0072

Hacienda San José Poniente, located in the heart of Yucatán, is a magnificent country estate and a testament to the rich and eventful history of the region's haciendas. Once a decaying property, it has been meticulously restored to its former beauty, blending historic charm with modern luxury. The hacienda features a historic main house, a modern annex, multiple casitas, and an extensive garden.

The historic main house exudes colonial elegance, boasting two magnificent verandas with high beamed ceilings supported by elegant columns. Inside, a large, combined living and dining room provides ample space for gatherings. The house includes a TV or family room and three bedrooms, each with en-suite bathrooms, ensuring comfort and privacy. A quaint chapel adds a spiritual touch and a cozy courtyard with a fountain bridges the historic and modern sections of the estate, creating a harmonious blend of old and new.

The modern annex, designed to integrate seamlessly with the historic architecture, features a fully equipped kitchen with a central island. A spacious suite on the second floor comes with a private bathroom and balcony, while a screened breakfast room and a half bathroom add to the annex's convenience.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

Beyond the main house and annex, the property includes several outbuildings. Two restored casitas offer extra accommodations with multiple bedrooms and bathrooms, while two more casitas await restoration. Decorative ruins, remnants of the hacienda's henequen production past, add another touch of historic charm. The property also includes a garage and ample parking for over 50 cars.



The expansive garden and recreation area is lush with palm and fruit trees, ceiba trees, and other greenery. A large pool, complemented by a palapa pool house, pool bar, sun deck, and pool bathrooms, offers ample space for relaxation and leisure. Notably, the estate also includes a cenote, adding to its natural allure.

Colonial and hacienda features, such as high beamed ceilings, colored pasta tiles, impressive columns and arches, and a colonial facade, have been carefully preserved. Modern amenities include air conditioning, ceiling fans, a freshwater purification system, a hydropneumatic pressurized water system, and an irrigation system. The hacienda is connected to the public power grid and boasts a well-maintained access road.

Hacienda San José Poniente, fully furnished and equipped with all necessary utilities, stands as a magnificent example of Yucatán's architectural treasures, offering a perfect blend of history, luxury, and comfort.



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

LOCATION

The stunning Hacienda San José Poniente is nestled in the tranquil countryside of the municipality of Hochtún on the Yucatán Peninsula, Mexico. Its location offers a perfect blend of seclusion and excellent accessibility, as it is situated between Mérida and Izamal, near the exit of the Carretera Costera de Golfo (MEX 180), which connects Mérida to the vibrant tourist hotspot of Cancun. Here are some key features of the property location:

Proximity to transportation hubs: Hacienda San José Poniente benefits from exceptional connectivity due to its central location between Mérida and Izamal. Its easy accessibility by car supports connections to other public transportation options. International visitors have the option of flying directly into Mérida International Airport or via Cancun and using the brand-new Tren Maya network to reach the hacienda via the train station in Izamal or Teya. Thanks to the Tren Maya, the largest infrastructure project in southern Mexico, bustling cities like Mérida, popular tourist destinations, and iconic attractions like the awe-inspiring pyramids of Chichen Itzá are now within easy reach, offering tourists and residents a seamless and comfortable journey.

Mérida, Yucatan's vibrant capital: Hacienda San José Poniente offers a peaceful retreat in the countryside while remaining close to the vibrant city of Mérida. The capital of the state of Yucatan boasts a rich and turbulent history dating back to the ancient Mayan civilization. Numerous magnificent colonial buildings in the historic downtown area are a testament to the city's past wealth and exude a truly unique charm. Guests can explore the rich cultural heritage and vibrant atmosphere of this charming city while enjoying excellent cuisine in restaurants of all categories, strolling along the famous Paseo de Montejo, or visiting Mérida's diverse array of museums, theaters, cinemas, shops, bustling markets, galleries, etc. For the avid shopper, Mérida offers an abundance of options with its modern malls located in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. You'll also find many well-known North American retail chains, including Costco, Wal-Mart, and Home Depot, conveniently located throughout the city.

Archaeological wonders: Hacienda San José Poniente serves as an excellent base for exploring the region's remarkable Mayan art and culture. It is conveniently located within easy reach of multiple archaeological zones, including renowned sites such as Uxmal, Chichen Itza, Mayapán, and Aké. Guests can immerse themselves in the ancient history and architectural marvels of the Mayan civilization.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

Gateway to diverse experiences: This location serves as an ideal starting point for a variety of enriching experiences, including:

- Exploring natural reserves with fascinating caves and crystal-clear underwater pools known as cenotes.
- Visiting ancient Mayan and colonial towns, such as the picturesque "Yellow City" of Izamal, recognized as Yucatan's first "Pueblo Magico" (magical town).
- Discovering the history and heritage of working and restored Henequen haciendas, which played a crucial role in the region's past.
- Enjoying the pristine Gulf Coast beaches, perfect for relaxation and water-based activities.

In summary, Hacienda San José Poniente's location offers a unique blend of rural tranquility, easy access to the colonial charm of Mérida and Izamal, proximity to archaeological wonders, and a gateway to a wide range of captivating experiences on the Yucatan Peninsula, making it an exceptional place for travelers and residents alike.

DISTANCES FROM THE PROPERTY TO

- Tren Maya Station Izamal | 21 km (13 mi)
- Izamal Center | 25 km (15.5 mi)
- Tren Maya Station Teya (Mérida) | 35 km (22 mi)
- Mérida Center (Plaza Grande) | 45 km (28 mi)
- Motul de Carrillo Puerto | 45 km (28 mi)
- Int. Airport Mérida | 60 km (37 mi)
- Archaeological Site Chichen Itza | 75 km (46.6 mi)
- Telchac Puerto (Golf of Mexiko) | 75 km (46.6 mi)
- Int. Airport Cancun | 266 km (165 mi)

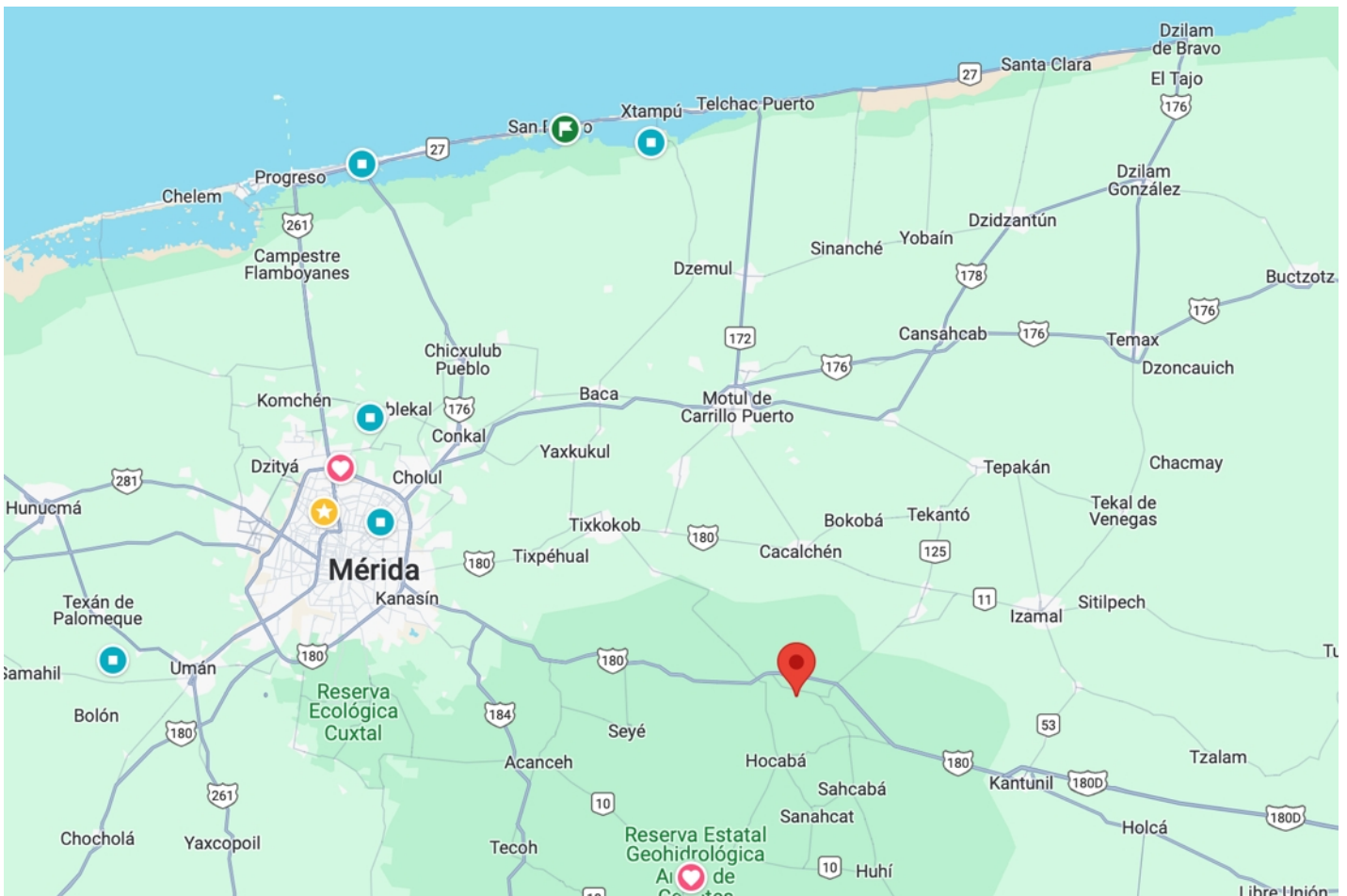
Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



Yucatan Property Scouts | René Jeremias

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

Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

FACTS

HIGHLIGHTS

- EXCELLENT LOCATION NEAR IZAMAL AND MÉRIDA
- IN SUPERB CONDITION
- FULLY FURNISHED (TURNKEY)
- LARGE SECTION OF LAND FOR AGRICULTURAL OR RESIDENTIAL PROJECTS
- ALL PRIVATE LAND (CONNECTED TO THE MAIN ROAD)
- WATER LICENSE AVAILABLE (SAVES 50% ON ELECTRICITY)

HARD FACTS

- Year of construction | 19th Century / 2017
- Year of latest renovation | Constantly
- Alignment | --
- Lot | 37.7 ha (93.2 acres)
- Width x Length | -- m x -- m
- Construction | 700 m² (7,535 ft²)

BUILDINGS AND FACILITIES

HISTORIC MAIN HOUSE

- 2 magnificent verandas with high beamed ceilings, supported by elegant columns Large combined living and dining room
- TV or family room
- 3 bedrooms with en-suite bathrooms
- Chapel
- Covered terrace
- Cozy courtyard with fountain connecting historic and modern areas

MODERN ANNEX

- Spacious suite with private bathroom and balcony
- Fully equipped kitchen with island and dishwasher
- Screened breakfast room (terrace)
- Half bathroom
- Storage rooms
- Machinery room
- Laundry room

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

OTHER BUILDINGS

- Restored casita with 2 bedrooms and 2 bathrooms
- Restored casita with 1 bedroom and 1 bathroom
- 2 more casitas (ready for restoration)
- Decorative ruins (former henequen production facility, ...)
- Garage

GARDEN AND RECREATION AREA

- Large, well-kept garden with palm and fruit trees, ceiba trees, etc.
- Impressive palm tree avenue
- Large pool
- Palapa pool house
- Pool Bar
- Sun deck
- Pool Bathrooms
- Outdoor shower
- Water Fountains
- Decorative lighting (pathways, stairs, terraces)
- Cenote!
- Further waterhole (cenote) next to the ruins

COLONIAL / HACIENDA FEATURES

- Elaborately restored original buildings with attention to detail
- High beamed ceilings
- Partially original colored pasta tiles
- Colonial facade
- Impressive columns and arches
- Perimeter walls with representative hacienda gates

GENERAL FEATURES

- Fully furnished (except for personal belongings and art)
- 8 wells (two of which are currently in use with powerful pumps)
- Water license for citrus trees (saves 50% on electricity)
- Air conditioners
- Ceiling fans
- Fine, durable hardwood windows and doors
- Water heaters
- Fresh water purification (filtration system)
- Hydropneumatic pressurized water system
- Irrigation system
- Connected to the public power grid (all installations such as transformers, cables, poles on the private property and in top condition)
- Satellite dish (Sky)
- Satellite Internet
- Well maintained access road
- Parking available for over 50 cars

PICTURE SELECTION

Further pictures are available on demand.



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

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

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