

SPACIOUS COLONIAL-STYLE HOME WITH POOL IN SAN SEBASTIAN, MÉRIDA CENTRO

Yucatán | Mérida | Centro | San Sebastián



YUCATAN PROPERTY SCOUTS



for sale | 8,500,000 MXN

Description

Property Code | YPS-02-0173

This unique colonial-style property in Mérida's charming San Sebastian neighborhood offers modern construction with a spacious lot. Located in a vibrant, colorful community, the house comes with full legal assurance and all documents in perfect order.

The ground floor welcomes you with an elegant living room, complete with additional storage under the stairs, a spacious dining room, and a fully equipped kitchen that opens to the garden. A cozy bedroom with an en-suite bathroom and closet provides convenience, while the expansive covered terrace with a half-bathroom is ideal for outdoor enjoyment. An additional laundry/storage room is fully equipped with a modern washer and dryer.

Upstairs, a second living room or TV room offers a versatile space for relaxation. A hallway leads to a well-sized bedroom with an adjacent full bathroom and walk-in closet as well as a luxurious master suite, complete with an en-suite bathroom and a large balcony overlooking the lush garden.

The outdoor area boasts a beautifully landscaped garden with tropical plants, a large, illuminated pool, and a covered terrace ideal for gatherings. The front yard includes ample parking, some of which is covered.

Additional features include air conditioning, ceiling fans, colorfully Talavera tiled floors, solid red cedar windows and doors, an irrigation system, a private well for the garden and pool, as well as high-speed internet access and more.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- UNIQUE COLONIAL STYLE MODERN CONSTRUCTION
- SPACIOUS LOT
- GREAT LOCATION IN COLORFUL, NEAT NEIGHBORHOOD
- LEGAL ASSURANCE: ALL DOCUMENTATION IS IN ORDER, FREE OF LIENS

HARD FACTS

- *Year of construction* | 2019
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 795 m² (8,559 ft²)
- *Width x Length* | 18 m x 44.3 m
- *Construction* | 321 m² (3,461 ft²)

HOUSE – GROUND FLOOR

- Elegant Receiver/Living Room with additional storage under the stairs
- Dining room
- Fully equipped kitchen, with dining area, cabinets, and garden access
- Bedroom with en-suite bathroom and closet
- Expansive, covered terrace with a convenient half-bathroom
- Laundry-/Storage Room equipped with modern washer and dryer

HOUSE – UPPER FLOOR

- Second Living/TV Room: A versatile space for relaxation or entertainment.
- Hallway: Leads to additional bedrooms and bathrooms
- Bedroom: Well-sized with adjacent full bathroom, including a walk-in closet.
- Master suite with en-suite bathroom, including a walk-in closet and large balcony with stunning views of the lush garden.

OUTDOOR AREA

- Lush Garden: Landscaped with tropical plants, mature trees, and an irrigation system.
- Inviting Pool: Large, filtered, and illuminated for both day and evening enjoyment.
- Covered Terrace: Perfect for outdoor lounging or hosting gatherings.
- Storage & Machinery Room: Provides space for tools and equipment.
- Front yard with green areas
- Ample parking, partly covered

GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Fully equipped kitchen with wooden cabinets, large fridge, modern gas stove, extractor hood and sink
- Washer and dryer
- Colorful Talavera (pasta) tiled floors throughout the house
- Solid red cedar windows and doors for durability and style
- Irrigation system for ease of garden maintenance.
- Water heater
- City water
- Private well to water the garden and fill the pool
- Water tank (Tinaco)
- Cistern
- Stationary gas tank
- Bio-Septic Tank
- High-speed internet is available in the area
- All paperwork is up to date, with no outstanding liens or utility payments.

Location

HISTORICAL CENTER | SAN SEBASTIÁN

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 San Sebastián, known for its tranquility and historic charm. Just two blocks away from the picturesque San Sebastián Park, one can explore the remarkable Parroquia de San Sebastián, a must-see attraction in the area. San Sebastian, along with the neighboring districts of La Ermita and San Juan, forms one of the oldest and most colorful Centro neighborhoods. The area was just recently awarded the prestigious title of "Barrio Mágico", based on the already well-known "Pueblo Mágico" award for places that are particularly worth seeing throughout México.

Unlike the bustling area north of Plaza Grande, San Sebastián 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 San Sebastián | 350 m (1,148 ft)
- Chedraui Supermarket | 450 m (1,476 ft)
- Parque de La Ermita | 850 m (0.5 mi)
- ADO bus terminal Centro Histórico | 850 m (0.5 mi)
- Parque de Santiago | 1.5 km (0,9 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.9 km (1.2 mi)
- Mérida International Airport | 5.2 km (3.2 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 exude 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 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. 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.

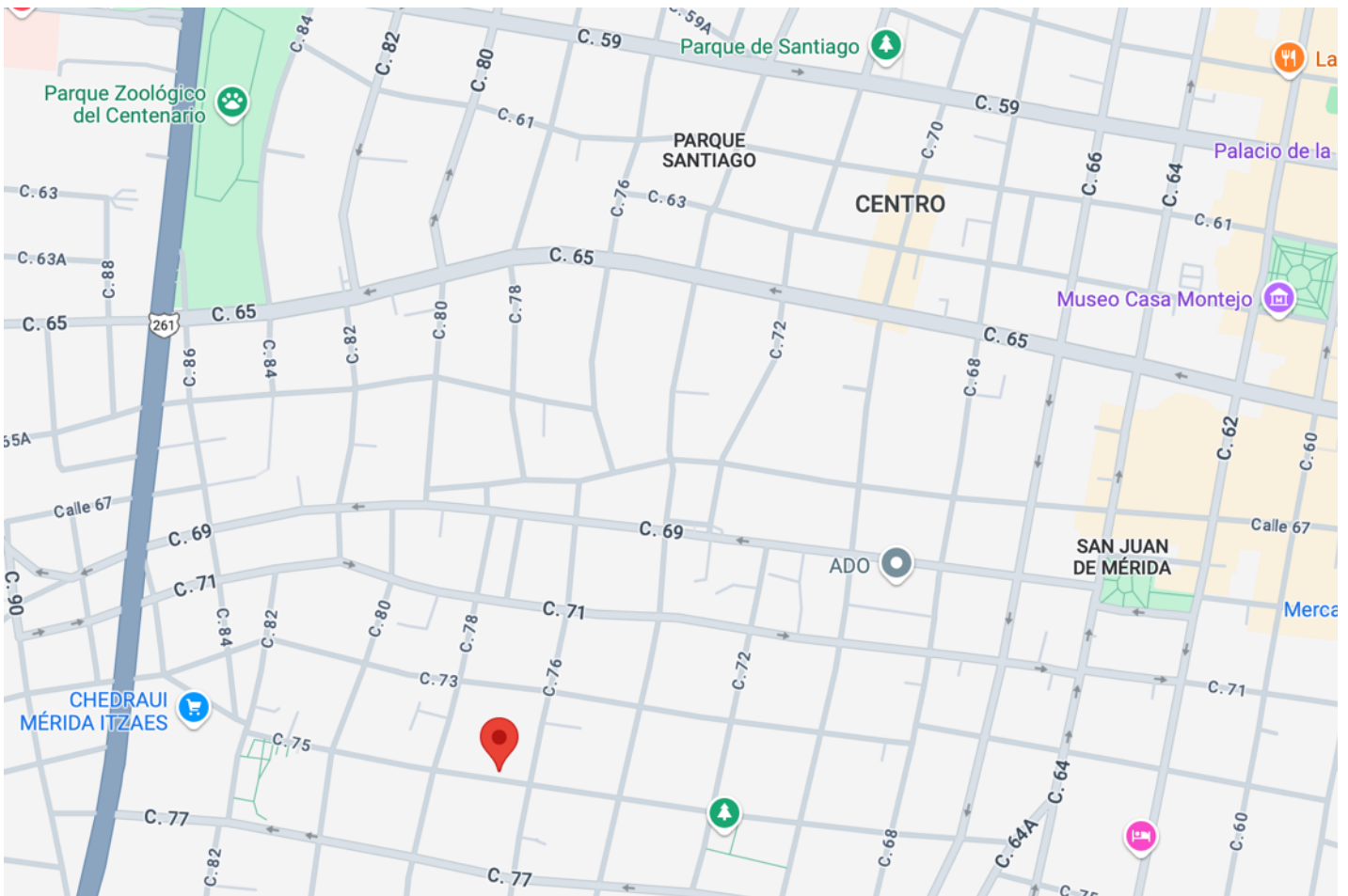
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Picture Selection

Further pictures are available on demand.



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