

MODERN HOME WITH COLONIAL FEATURES IN MÉRIDA'S LA ERMITA NEIGHBORHOOD

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0192

Situated in the expanded La Ermita neighborhood, one of Mérida's most charming and historic districts, this inviting home showcases a harmonious blend of colonial character and modern architecture. With a spacious open-concept layout, the bright living and dining areas connect seamlessly to a fully equipped kitchen featuring a breakfast island, custom wooden cabinetry, and modern appliances. A half-bathroom, pantry/storage space, and a garage with high wooden-beamed ceilings add to the home's functionality.

A staircase adorned with decorative lighting leads to the spacious master suite on the second floor, featuring a walk-in closet and an en-suite bathroom. Two additional bedrooms with built-in closets share a large bathroom, while a separate laundry room ensures convenience.

Step outside to the covered terrace and enjoy the lush, easy-to-maintain tropical garden with palm trees and a large Chukum-finished pool with a fountain. A tranquil green seating area at the back offers space for relaxation or future expansion.

Additional features include air conditioning, ceiling fans, a water pressure system, city water supply, a private well, and high-speed internet availability. The restored colonial façade preserves the home's historic charm while meeting INAH regulations. A perfect blend of heritage and modern living in one of Mérida's most colorful neighborhoods!

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- **CHARMING LOCATION** - Set in the La Ermita neighborhood — colorful, historic, and full of character.
- **MODERN LIVING, COLONIAL SOUL** - A beautifully restored façade meets contemporary design.
- **SPACIOUS GARAGE WITH COLONIAL TOUCHES** - High ceilings with exposed wooden beams offer both elegance and ample space for one car, storage, or creative use.
- **OPEN-CONCEPT LIVING WITH SMART LAYOUT** - Bright living, dining, and kitchen spaces flow together seamlessly for everyday comfort and entertaining.
- **TROPICAL OUTDOOR OASIS** - Palm-lined minimal-maintenance garden, large filtered Chukum pool, and tranquil seating area at the back, ideal for lounging or future additions.
- **GENEROUS BEDROOMS & THOUGHTFUL DESIGN** - A spacious master suite with walk-in closet and en-suite bath, plus two guest bedrooms and a full guest bath.
- **MODERN AMENITIES THROUGHOUT** - Includes air conditioning, ceiling fans, high-speed internet, water pressure system, city water, and a private well.
- **HASSLE-FREE OWNERSHIP** - A clear title ensures a smooth and secure property transfer.

HARD FACTS

- *Year of construction* | 2019
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 344.4 m² (3,707 ft²)
- *Width x Length* | 7 m x 49.2 m
- *Construction* | 275 m² (2,960 ft²)

HOUSE AND LOT DETAILS

DOWNSTAIRS

- Expansive open-concept living area with direct access to the terrace and garden, featuring a living room area, dining area, and fully equipped kitchen with:
 - Breakfast island
 - Custom wooden cabinetry
 - Modern appliances
- Convenient pantry/storage under the stairs
- Half-bathroom
- Garage with colonial-style high wooden-beamed ceilings, accommodating one car
- Light shaft with additional storage space

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UPSTAIRS

- A Staircase with decorative lighting leads to the second floor.
- Spacious master suite with walk-in closet and private en-suite bathroom
- Two well-sized bedrooms with built-in closets
- Large, shared bathroom between the two bedrooms
- Functional laundry room with washer and dryer

GARDEN

- Covered terrace for shaded outdoor relaxation
- Lush yet low-maintenance garden with palm trees and tropical plants
- Gorgeous Chukum-finished pool with fountain
- Tranquil green seating area at the back of the property – ideal for relaxing or future expansion
- Pump house

GENERAL FEATURES

- Air conditioning & ceiling fans throughout
- Fully equipped kitchen with wooden cabinetry, breakfast island, gas stove, oven & cooker hood, large refrigerator & sink
- Restored colonial façade – Complies with INAH historic preservation regulations
- Modern tiled floors
- Water heater
- Water pressure system
- City Water Supply (non-treated)
- Private well
- Cistern with water pump
- Gas tank
- High-speed internet available

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 historic charm. Just five blocks away from the picturesque La Ermita Park, one can explore the remarkable Santa Isabel Church, a must-see attraction in the area. La Ermita, along with the neighboring districts of San Sebastian 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, 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

- Parque de La Ermita | 850 m (0.5 mi)
- Parque de San Sebastián | 1.1 km (0.68 mi)
- Parque de San Juan | 1.2 km (0.75 mi)
- San Benito Market | 1.4 km (0.87 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 5.6 km (3.5 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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Picture Selection

Further pictures are available on demand.



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