

# HACIENDA SABACCHÉ

A RARE INVESTMENT OPPORTUNITY WITH DEEP HISTORICAL ROOTS  
AND ENDLESS POTENTIAL

*a Yucatan Property Scouts PREMIUM ESTATE*



YUCATAN PROPERTY SCOUTS



## HACIENDA SABACCHÉ

Property Code | YPS-02-0199

Located just 45 minutes southeast of Mérida in the municipality of Tecoh, Hacienda Sabacché offers a unique blend of historic charm, natural beauty, and exceptional development potential. Spanning 300 hectares (741 acres) of mixed-use land—including lush gardens, irrigated pastures, and untouched terrain—this former 18th-century henequén estate is a remarkable opportunity for investors, developers, or lifestyle buyers seeking a one-of-a-kind property in the heart of the Yucatán Peninsula.

At the center of the estate stands the main colonial residence, showcasing original pasta tile floors, high-beamed ceilings, and expansive terraces that open to manicured gardens. The main house includes a spacious living and dining area, a well-appointed kitchen, and two en-suite bedrooms, including a master suite with a private terrace. A separate guest house offers flexible accommodations, while a large event building provides versatile space for weddings, retreats, or cultural gatherings—all framed by the spectacular ruins of the original henequén factory, including its iconic chimney.

*Yucatan Property Scouts | René Jeremias*

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

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



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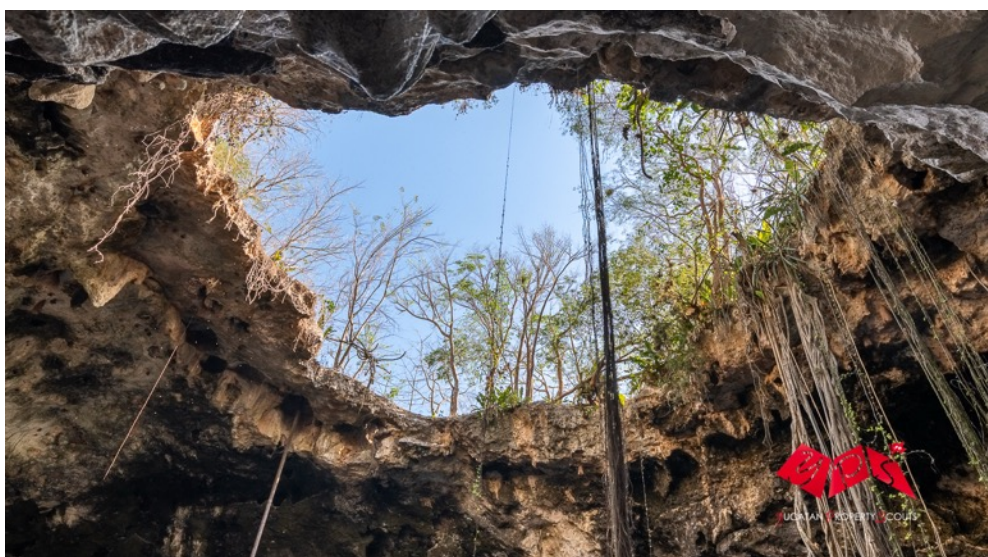
Among the estate's most stunning features is a deep, developed cenote, ready for tourism and perfectly suited for eco-tourism experiences. Two additional cenotes, historical wind-powered wells, and original irrigation systems further underscore the property's heritage and potential.

The recreation area includes a swimming pool, sun deck, bar, and a beautifully restored 18th-century chapel with an original mural—ideal for private events or spiritual retreats. Four horse and cattle paddocks, 15 hectares

of irrigated pastureland, and vast expanses of undeveloped land make this estate suitable for agriculture, hospitality, or sustainable energy projects such as a solar park.

With authentic colonial features, abundant natural resources, and modern infrastructure—including air conditioning, high-speed internet, and a private power transformer—Hacienda Sabacché offers a rare opportunity to invest in a piece of Yucatán's living history. Whether envisioned as a boutique hotel, eco-resort, cultural center, or private sanctuary, this spectacular hacienda is ready to be reimagined.

 **Schedule Your Private Viewing Today!**



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## LOCATION

### Prime Location in Tecoh, Yucatán – Where Heritage Meets Opportunity

Nestled in the heart of the Yucatán Peninsula, Hacienda Sabacché is located in the municipality of Tecoh, just 45 minutes southeast of Mérida. This prime location offers seamless access via well-maintained paved roads, ensuring connectivity to the vibrant capital while providing a tranquil retreat surrounded by nature and history.

The municipality of Tecoh is renowned for its rich cultural heritage, with many colonial-era buildings constructed atop ancient Mayan foundations. The area is home to significant historical landmarks, including the Church of the Virgin of the Assumption, built upon a former Mayan pyramid, and the nearby archaeological site of Mayapán, once a major political and cultural center of the Maya civilization.

The region's natural beauty is accentuated by cenotes, caves, and lush landscapes, making it a haven for eco-tourism and adventure activities. The area's biodiversity and serene environment provide a unique opportunity for sustainable development projects.

Hacienda Sabacché's strategic location places it within convenient reach of several notable destinations:

#### DISTANCES FROM THE PROPERTY TO

- Archaeological site of Mayapán | 27 km (17 mi)
- Maya Tren Station Teya | 44 km (27 mi)
- Mérida Centro (Plaza Grande) | 53 km (33 mi)
- Mérida International Airport | 66 km (41 mi)
- Pueblo Mágico Izamal | 66 km (41 mi)
- Archaeological site of Uxmal | 77 km (48 mi)
- Progreso (Gulf of Mexico) | 88 km (55 mi)
- Archaeological site of Chichén Itzá | 105 km (65 mi)
- Cancún International Airport | 290 km (180 mi)

This prime location offers potential investors and buyers a unique opportunity to own a property that combines historical significance with modern accessibility. The proximity to major transportation hubs, colonial cities, and archaeological sites makes Hacienda Sabacché an ideal investment for those interested in tourism, heritage conservation, or sustainable development projects in the Yucatán Peninsula.

## MÉRIDA

**Hacienda Sabacché's proximity to Mérida significantly enhances its appeal, making it an ideal location for both tourism development and long-term investment.**

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.

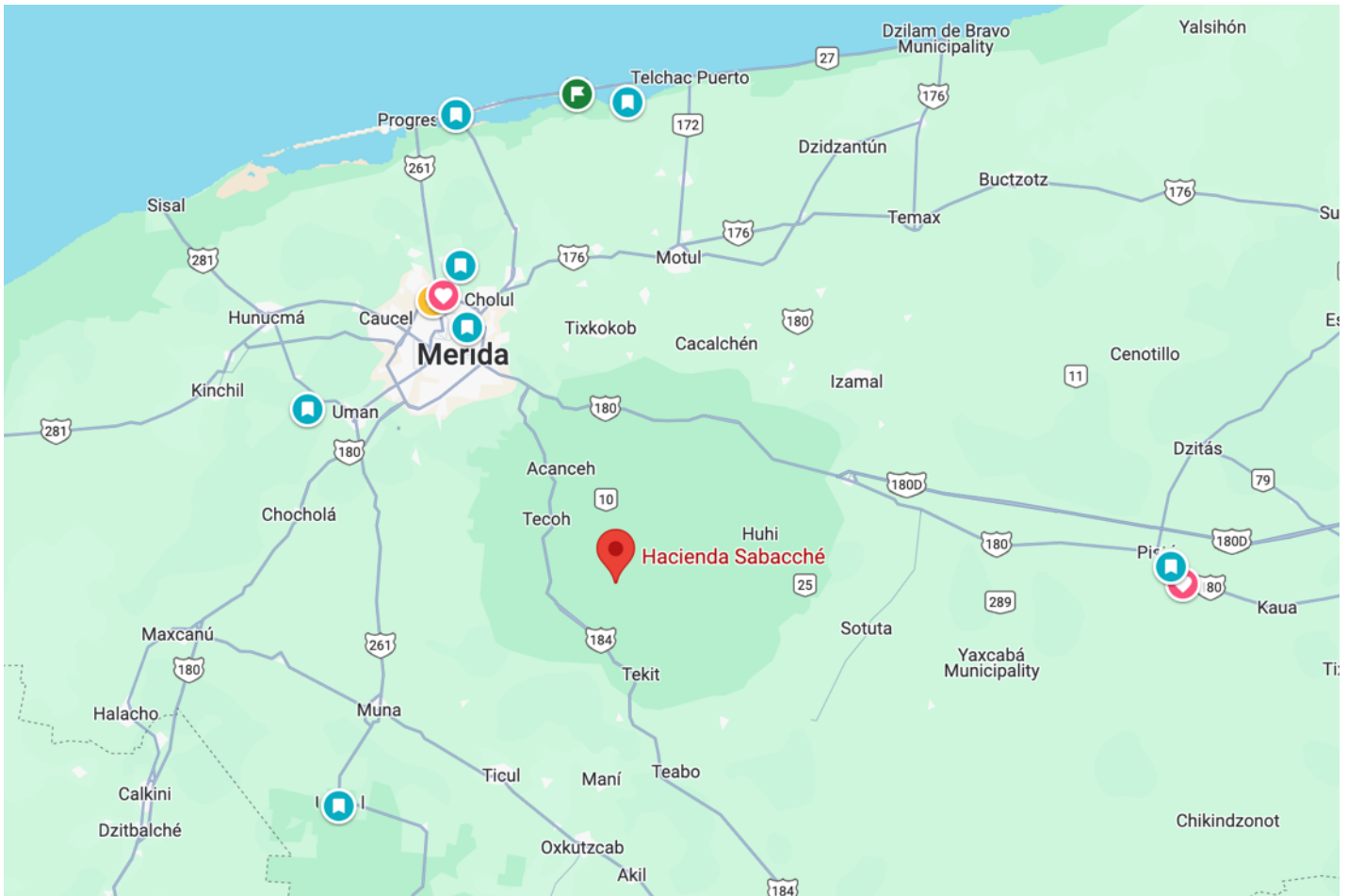
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by 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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## PROPERTY LOCATION



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## FACTS

### HIGHLIGHTS

- **SPECTACULAR, DEEP CENOTE – READY FOR TOURIST USE:** One of the property's most impressive natural attractions, already equipped for visitor access.
- **HISTORIC HENEQUEN PRODUCTION FACILITY – A STUNNING RUIN WITH RESTORATION POTENTIAL:** Offers a unique opportunity to restore and repurpose an authentic piece of Yucatán's history.
- **MAGNIFICENT COLONIAL ARCHITECTURE WITH AUTHENTIC HACIENDA FLAIR:** Features high ceilings, original pasta tile floors, majestic columns, arches, and restored woodwork.
- **PRIME LOCATION – ONLY 45 MINUTES FROM MÉRIDA:** Easily accessible via paved roads yet surrounded by nature and history.
- **ENORMOUS LAND AREA WITH LIMITLESS DEVELOPMENT POTENTIAL:** 300 hectares (741 acres) of mixed-use land, including gardens, pastures, and untouched terrain.

### HARD FACTS

- |   |   |
|---|---|
| ▪ Year of construction   18 <sup>th</sup> Century | ▪ Lot   300 ha (741 acres)                                      |
| ▪ Year of latest renovation   --                  | ▪ Width x Length   -- m x -- m                                  |
| ▪ Alignment   --                                  | ▪ Construction   1,200 m <sup>2</sup> (12,917 ft <sup>2</sup> ) |

### BUILDINGS AND FACILITIES

#### MAIN HOUSE

- |  |  |
|--|--|
| ▪ Expansive front terrace – ideal for outdoor dining and relaxation                    | ▪ Second bedroom with en-suite bathroom                          |
| ▪ Large, integrated living and dining area   | ▪ High-beamed ceilings and original Pasta tile floors throughout |
| ▪ Kitchen  |  |
| ▪ Master suite with en-suite bathroom and private terrace overlooking the lush gardens |  |

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### GUEST HOUSE

- Upper level: Bedroom or living area with private terrace, spectacular garden views, high-beamed ceilings, and original Pasta tile flooring
- Ground level: Bedroom with en-suite bathroom and direct garden access

### EVENT BUILDING / MULTIPURPOSE AREA

- Covered terrace for outdoor gatherings
- Guest restrooms
- Large open meeting room with high-beamed ceilings and original Pasta tile floors
- Office space and storage room
- Expansive outdoor event area, beautifully framed by the dramatic ruins of the old Henequen factory

### HISTORIC HENEQUEN PRODUCTION FACILITY

- Striking industrial ruin with original chimney – a focal point for restoration or as an artistic backdrop
- Well-preserved Mayan workers' house
- Remaining structures can be sensitively integrated into a unique hospitality or cultural tourism concept

### RECREATIONAL FEATURES

- Large swimming pool
- Sun deck with loungers
- Bar and entertaining area
- Restored 18th-century chapel with original mural – ideal for intimate ceremonies or meditation
- Orchard with mature fruit trees

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## LAND & NATURAL FEATURES

### GARDEN AREA (approx. 5 ha / 12 acres)

- Breathtaking cenote, already developed for tourism
- Two additional cenotes on the property
- Original wells with wind turbines and historic Henequen transport tracks
- Landscaped green zones with water basins and lion head fountains (former tanning pits)
- Fully functional historic irrigation system with concrete pools and channels
- Lush, biodiverse flora: Ceiba trees, palm trees, cacti, and more
- Native fauna, including motmots (clock birds) and other regional wildlife
- Remnants and artifacts from the Hacienda's golden Henequen era
- Property boundary wall with beautiful, original hacienda entrance gates
- Ample parking for guests and events

### TOTAL LAND AREA (300 ha / 741 acres)

- Approximately 15 ha (37 acres) of pastureland, fully irrigated
- Large expanses of undeveloped land, ideal for: agricultural use, eco-tourism or hospitality projects, sustainable energy ventures (e.g., solar farm)
- Four masonry horse and cattle paddocks
- Excellent infrastructure, including internal roads and pathways

## COLONIAL / HACIENDA FEATURES

- Restored colonial architecture with traditional materials and finishes, including high beamed ceilings, and colorful pasta tiles
- Original wooden doors and windows, arched façades, and massive columns
- Iconic Henequen factory ruin with authentic chimney
- Original chapel and irrigation system
- Authentic entrance gates



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## GENERAL FEATURES

- Air conditioning and ceiling fans
- Water heaters
- Connection to the public electricity grid, including a private transformer
- High-speed internet availability
- Multiple wells with pumps
- Several cisterns for water storage

## FLOOR PLAN



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## PICTURE SELECTION

Further pictures are available on demand.



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