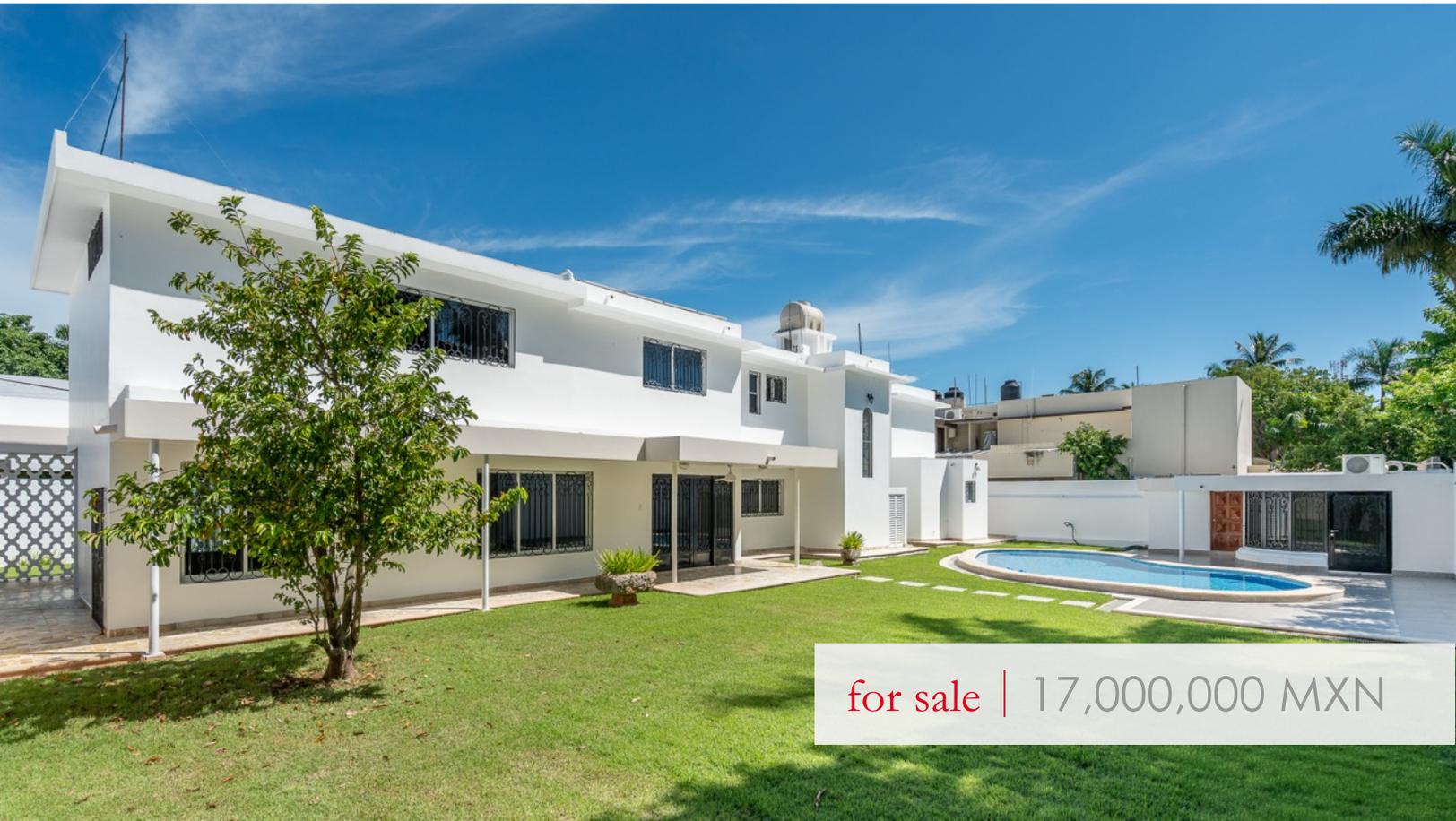


# ELEGANT FAMILY HOME IN CAMPESTRE – FULLY RENOVATED, SPACIOUS, AND ENERGY EFFICIENT

Yucatán | Mérida | Campestre



for sale | 17,000,000 MXN

Property Code | YPS-02-0219

## Highlights

- **EXCELLENT, CALM LOCATION** in Campestre
- **COMPLETELY RENOVATED** – as new
- **HUGE LOT**
- **SPACIOUS CONSTRUCTION** with an advantageous room layout — ideal for a family estate or home office
- **METICULOUSLY MAINTAINED GARDEN** with a large, filtered pool
- **ENERGY-EFFICIENT** thanks to 22 solar panels
- **READY TO MOVE IN** – impeccable condition

Yucatan Property Scouts | René Jeremias

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## At a Glance

- **Lot:** 900 m<sup>2</sup> (9,688 ft<sup>2</sup>)
- **Construction:** 649 m<sup>2</sup> (6,985 ft<sup>2</sup>)
- **Bedrooms:** 5 + independent casita
- **Bathrooms:** 5.5
- **Year of Construction:** 1975
- **Last Renovation:** 2025
- **Condition:** Fully renovated, like new
- **Pool:** Large, filtered pool
- **Parking:** Covered garage for 3 cars + 1 open parking space
- **Solar Panels:** 22 panels – low energy costs

## Property Description

This elegant, fully renovated family residence is located in one of Mérida's most desirable and tranquil neighborhoods — Campestre. Combining solid 1970s construction quality with contemporary design, this property offers a rare opportunity to own a spacious, energy-efficient home on a large lot in a prime residential area.

The residence was completely renovated in 2025 to the highest standards, including all sanitary installations. The result is a modern, comfortable home that retains its classic character while offering today's conveniences — perfect for families, remote professionals, or those seeking a multigenerational living concept.

Large, light-flooded interiors flow harmoniously from the elegant entrance hall through the living and dining areas to the lush garden with its inviting pool. Every detail, from the custom-made wooden kitchen cabinets to the manicured lawns and energy-saving systems, reflects a commitment to quality and comfort.

Thanks to 22 solar panels, a hydropneumatic water pressure system, automatic irrigation, and several water tanks, the property is both sustainable and cost-efficient. With fiber-optic internet, air conditioning throughout, and secure electric gates, this home is ready for modern living in Mérida's peaceful north.

 **Schedule Your Private Viewing Today!**

## Location

Situated on a quiet, low-traffic side street in Campestre, this property offers a rare combination of central convenience and residential tranquility. Campestre is one of Mérida's most established and green neighborhoods, known for its tree-lined streets, friendly community, and proximity to everything you need.

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From here, you can reach both the historic center and the northern hotspots such as Galerías Mérida, Costco, La Isla Cabo Norte, and several universities in just a few minutes. The Prolongación Paseo Montejo and Calle 60 (Mexico 261) are both nearby, providing quick and easy access to all parts of the city — and the beaches of Progreso are just a 30-minute drive away.

Within walking distance, you'll find parks, cafes, restaurants, grocery stores, pharmacies, gyms, and more. A neighborhood favorite is the artisan bakery "C'est Pantastic", known for its fresh croissants and coffee.

#### DISTANCES FROM THE PROPERTY TO

- Parque San Juanistas & Church María Inmaculada | 220 m (722 ft)
- Café "C'est Pantastic" | 500 m (1,640 ft)
- Gran Plaza (mall), Boston's Pizza | 2.5 km (1.6 mi)
- Galerías Mérida (mall) & Costco | 3.8 km (2.4 mi)
- Mérida Centro (Remate, Calle 47) | 4.1 km (2.5 mi)
- Mérida International Airport | 11.9 km (7.4 mi)
- Progreso (Beach) | 32 km (19.9 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.

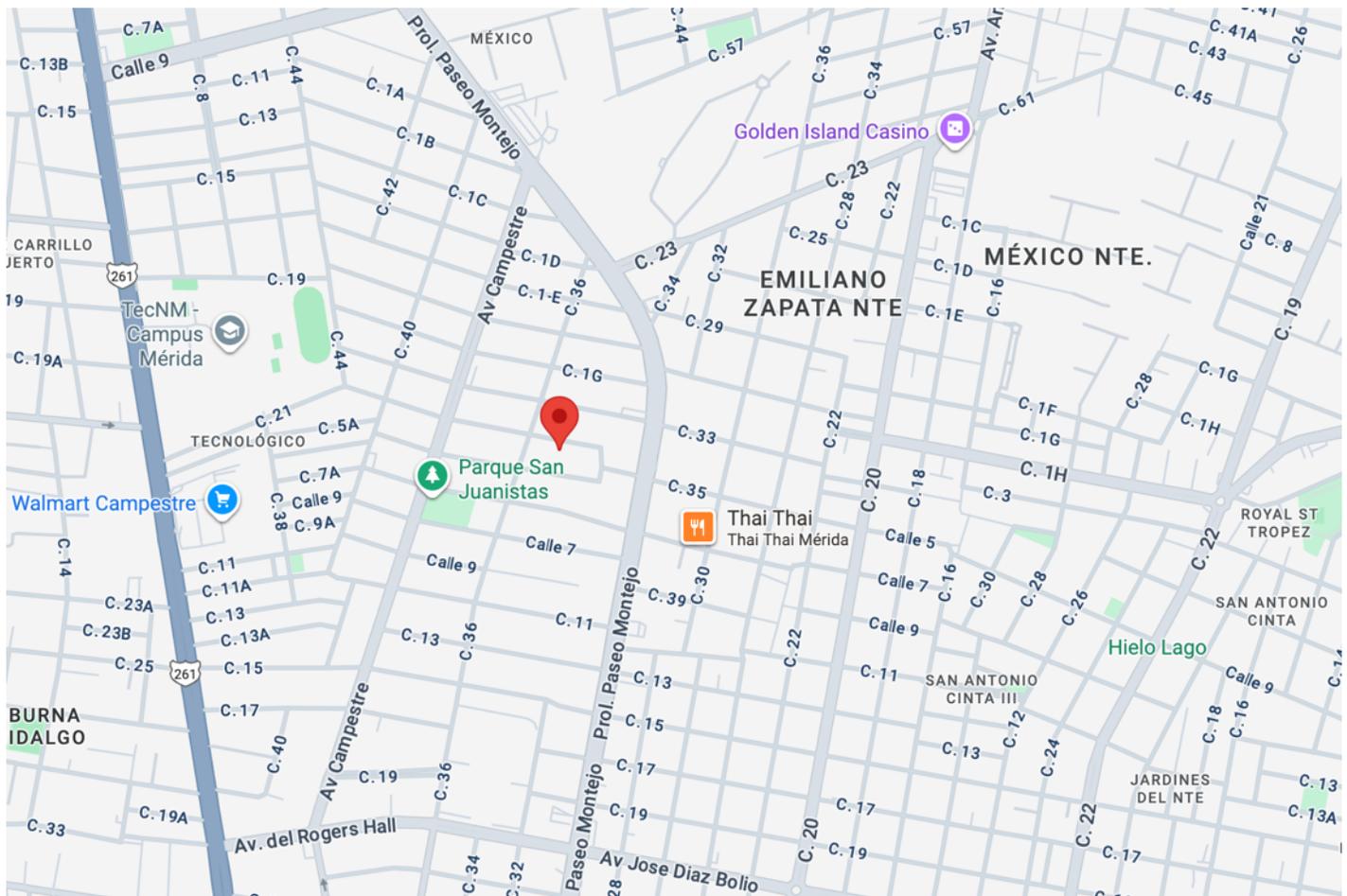
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its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

### PROPERTY LOCATION



## Property Layout

### HOUSE

#### DOWNSTAIRS

- Receiver
- Bright, spacious living room
- Private TV room or office
- Elegant dining room
- Large, fully equipped kitchen with wooden cabinets, refrigerator, dining area, and separate outdoor access
- Half bathroom
- Service room with a full bathroom
- Elegant staircase with church-style stained-glass window

#### UPSTAIRS

- Family room / Distributor
- Two bedrooms with en-suite bathrooms
- Two additional bedrooms sharing one bathroom
- Private suite (apartment-style) with en-suite bathroom, terrace, and separate multipurpose room (e.g., dressing room, office, gym)

### EXTERIORS

- Versatile casita (playroom or guest bedroom) with full bathroom
- Welcoming, well-landscaped front yard
- Garage for three cars plus one open parking space
- Meticulously maintained garden with a large, filtered pool
- Two side hallways connecting the front yard and the garden
- Service and laundry area
- Machinery room

## GENERAL FEATURES

- 22 solar panels
- Air conditioners and ceiling fans throughout
- Automatic irrigation system
- High-speed fiber-optic internet
- Liquid Petroleum Gas (LPG) tank
- Gas water heaters
- Ground cistern and roof tank
- City water + private well
- Hydropneumatic water pressure system
- Water softener + water filter
- Tiled floors throughout
- Fully walled and gated
- Electric entrance gates
- Brand-new sanitary equipment (toilets, taps, showers, etc.)



# Picture Selection

