

EXCEPTIONALLY RESTORED COLONIAL HOME WITH GUEST CASITA IN SAN SEBASTIÁN

Yucatán | Mérida | Centro | Barrio de San Sebastián



for sale | 449,000 USD

Property Code | YPS-02-0251

At a Glance

- **Location:** Barrio de San Sebastián (Barrio Mágico), Mérida Centro, Yucatán
- **Lot:** 295 m² (3,178 ft²)
- **Construction:** 240 m² (2,583 ft²)
- **Bedrooms:** 3
- **Bathrooms:** 3 full | 1 half
- **Floors:** 1
- **Year of Restoration:** 2026
- **Style:** Contemporary Home with Colonial Facade
- **Parking:** Street parking
- **Condition:** Brand new – first occupation
- **Ideal Use:** Private Residence or Rental Investment (Airbnb, Boutique Rental, etc.)

Yucatan Property Scouts

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Highlights

- **PROFESSIONALLY RESTORED COLONIAL HOME** – never occupied since completion of the restoration
- **QUIET LOCATION** on the northern edge of the highly desirable Barrio de San Sebastián
- **EXCELLENT ACCESS TO THE HISTORIC CENTER**, ADO bus terminal, shopping, and the airport
- **SINGLE-LEVEL LIVING WITH SEPARATE GUEST CASITA**
- **GENEROUS 4 M (13 FT) HIGH CEILINGS THROUGHOUT** for a spacious feel and excellent natural climate
- **AUTHENTIC FRONT SECTION FEATURING ORIGINAL MAMPOSTERÍA STONE MASONRY WALLS**
- **BRIGHT INTERIOR FILLED WITH NATURAL LIGHT** through numerous skylights
- **HIGH-QUALITY SOLID CONSTRUCTION**
- **PRIVATE, LOW-MAINTENANCE COURTYARD WITH CHUKUM-FINISHED FILTERED POOL**

Property Description

This beautifully restored colonial residence perfectly combines the timeless elegance of Mérida's historic architecture with the comfort and functionality of contemporary living. Carefully renovated to an exceptional standard and never occupied since the completion of the restoration, the home preserves its authentic colonial character while offering all the conveniences expected of a modern residence. The original front section retains its impressive Mampostería stone masonry walls, showcasing the craftsmanship and enduring quality of traditional Yucatecan construction.

Behind its charming colonial façade, the home offers bright, airy interiors featuring impressive 4-meter (13-foot) ceilings, numerous skylights, and an intelligent floor plan designed around comfortable indoor-outdoor living.

The spacious open-concept living and dining area flows seamlessly into a fully equipped kitchen featuring custom cabinetry and elegant marble countertops. Two generous bedroom suites are located within the main house, while a separate guest casita provides an additional private suite with a walk-in closet and en-suite bathroom—ideal for visitors, extended family, or independent accommodation.

The inviting covered terrace overlooks a Chukum-finished filtered pool, creating a peaceful outdoor retreat that requires minimal maintenance. A laundry and machinery room, storage space, water softener, reverse osmosis system, pressure system, ceiling fans throughout, and pre-wiring for air conditioning complete this thoughtfully designed property.

Thanks to its meticulous restoration, solid construction, modern infrastructure, and excellent location in Mérida's Historic Center, the property is equally suited as a full-time residence, vacation home, or premium rental investment.

 **Schedule Your Private Viewing Today!**

Property Layout

MAIN HOUSE

- Entrance / Receiver
- Bright open-concept living room
- Dining area
- Fully equipped kitchen with marble countertops and custom cabinetry
- Two spacious bedrooms
- Two en-suite bathrooms

OUTDOOR AREA

- Covered terrace
- Chukum-finished filtered swimming pool
- Guest half bathroom
- Laundry / machinery and storage room

GUEST CASITA

- Spacious bedroom
- Walk-in closet
- En-suite bathroom

GENERAL FEATURES

- Comprehensive restoration completed in 2026
- Authentic restored colonial façade
- Original Mampostería stone masonry walls preserved in the front colonial section
- 4 m (13 ft) high ceilings throughout
- Bright interiors due to numerous skylights
- Beautiful combination of polished concrete and traditional, colorful pasta tile floors
- Ceiling fans throughout
- Pre-wired for air conditioning
- Water heater
- Water pressure system
- Water softener system
- Reverse osmosis water filter system

Location

Located on the quiet northern edge of the highly desirable Barrio de San Sebastián, this home enjoys one of the most authentic and increasingly sought-after residential settings in Mérida Centro. The surrounding streets are characterized by beautifully restored colonial homes and a peaceful atmosphere that reflects the traditional charm of old Mérida.

Together with nearby La Ermita and San Juan, San Sebastián has recently been recognized as a Barrio Mágico, celebrating its cultural heritage, historic architecture, and vibrant local community. Residents enjoy a relaxed lifestyle while remaining within walking distance of picturesque parks, neighborhood cafés, local markets, bakeries, and traditional restaurants.

The property also benefits from exceptional connectivity. The ADO Bus Terminal, Plaza Grande, Paseo de Montejo, supermarkets, medical services, and Mérida International Airport are all easily accessible within minutes. This rare combination of authentic colonial surroundings, everyday convenience, and excellent accessibility makes the location equally attractive for permanent living, seasonal residence, or investment.

DISTANCES FROM THE PROPERTY TO

- ADO Bus Station Centro Histórico | 600 km (0.37 mi)
- Parque de San Sebastián | 650 m (0.4 mi)
- Chedraui (Supermarket) | 700 m (0.43 mi)
- Parque de La Ermita | 1.1 km (0.68 mi)
- Parque de Santiago | 1.2 km (0.75 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.7 km (1.06 mi)
- Mérida International Airport | 5.2 km (3.2 mi)

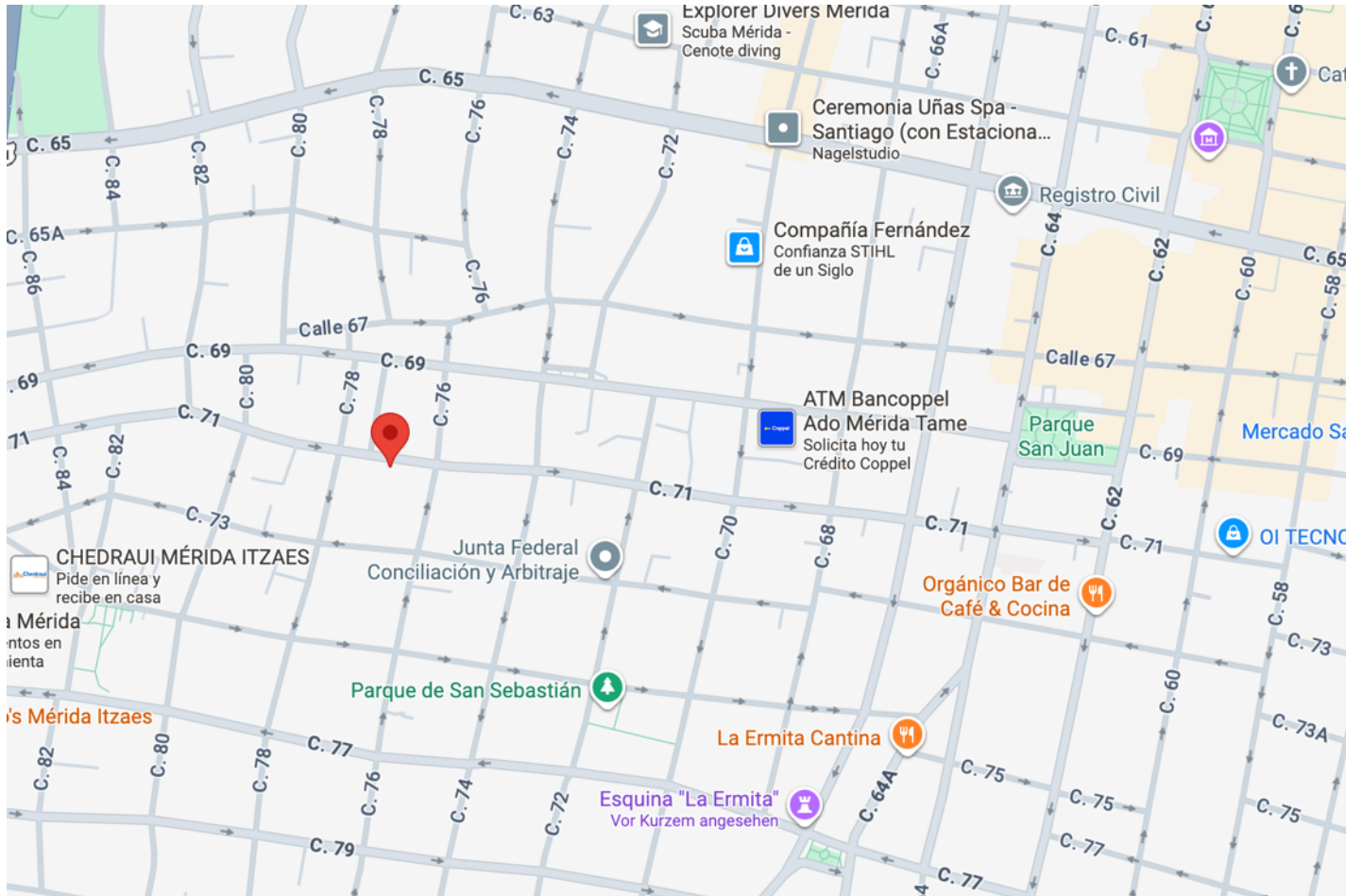
MÉRIDA

Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's past wealth and charm. As the gateway to the Maya world, Mérida draws visitors to nearby sites like Chichen Itzá and Uxmal while offering residents a modern, safe, and vibrant lifestyle.

Renowned for its high quality of life, Mérida attracts expats from all over the world with its exceptional healthcare system, favorable climate, and welcoming community. The city offers a rich cultural scene — museums, theaters, and cinemas — alongside fine dining, boutique shops, modern malls such as La Isla Cabo Norte or Galerías Mérida, and convenient North American retail chains. Mérida combines history, culture, and comfort, making it an ideal place to live, work, and explore.



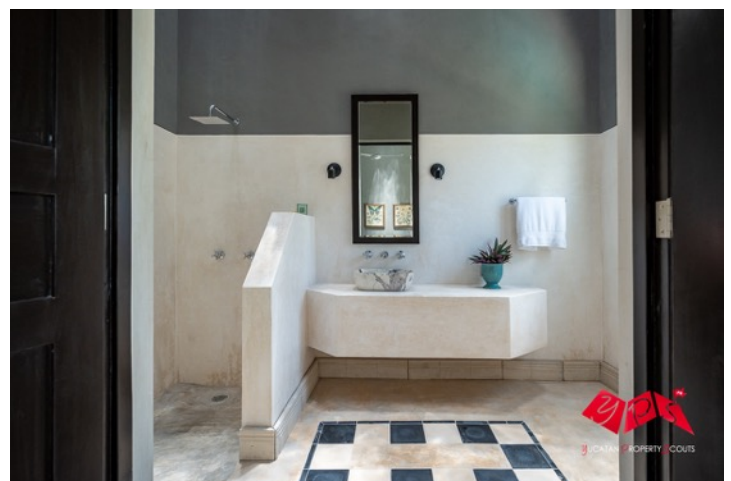
PROPERTY LOCATION



Picture Selection



YUCATAN PROPERTY SCOUTS



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Contact

Thank you for your interest in this property! We'd be delighted to provide further details or arrange a private viewing at your convenience. Please don't hesitate to get in touch:

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