VERSATILE COUNTRY ESTATE WITH EXCEPTIONAL RECREATION AREA NEAR MÉRIDA

Yucatán | Tahmek

Property Code | YPS-02-0255

At a Glance

- **Property Type:** Country Estate / Ranch / Event Venue
- **Location:** Tahmek, Yucatán, Mexico
- **Lot:** 8 ha (19.8 acres)
- **Construction:** 1,520 m² (16,365 ft²)
- **Bedrooms:** 8
- **Bathrooms:** 7
- **Event Bathrooms:** 3
- **Floors:** 1
- **Parking:** Ample, secure parking inside the property
- **Pool:** Exceptional recreation area with a large pool
- **Current Use:** Private residence, small ranch operation
- **Condition:** Restored and move-in ready

Yucatan Property Scouts
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YUCATAN PROPERTY SCOUTS

Highlights

- PEACEFUL COUNTRYSIDE SETTING WITH EXCELLENT CONNECTIVITY to Tahmek, Mérida, Izamal, the Tren Maya stations, and the Mérida–Cancún highway
- EXPANSIVE 8 HA (19.8 ACRES) PROPERTY divided into three independent areas: Residential Area, Event & Recreation Area, and Ranch Area
- OUTSTANDING RECREATION AREA with a large pool, sun deck, lounges, dining and relaxation areas
- MANY BUILDINGS RECENTLY RENOVATED and ready for immediate use
- FIVE GUEST CABINS WITH PRIVATE BATHROOMS
- PROFESSIONAL INDUSTRIAL KITCHEN AND EXTENSIVE EVENT INFRASTRUCTURE
- FULLY OPERATIONAL RANCH FACILITIES with paddocks, stables, livestock infrastructure and irrigation system
- DIRECT ROAD FRONTAGE WITH THREE SEPARATE ACCESS POINTS
- ALL DOCUMENTATION UP TO DATE
- IDEAL FOR A FARM-TO-TABLE CONCEPT, ECO-TOURISM VENTURE, EVENT VENUE, OR SIMPLY PEACEFUL PRIVATE COUNTRYSIDE LIVING

Property Description

This exceptional countryside estate combines peaceful rural living, income-generating potential and agricultural functionality on an impressive 8-hectare (19.8-acre) property just minutes from Tahmek and within convenient reach of Mérida, Izamal and the Mérida–Cancún highway.

The estate is intelligently divided into three distinct areas, each serving a different purpose while remaining seamlessly connected.

The Residential Area features two independent homes. The main yellow residence offers a spacious living and dining area, kitchen, family room, two bedrooms, a bathroom, large, screened veranda, terrace, private garden, and private pool. The separate blue residence includes a living and dining area, kitchen, bedroom and bathroom, making it ideal for guests, staff accommodation or extended family.

The Event & Recreation Area is the property's centerpiece and a true highlight. Guests are welcomed through a dedicated entrance with a traditional Maya reception house. Facilities include a large multipurpose event building suitable for celebrations, meetings or ceremonies, five guest cabins with private bathrooms, an industrial kitchen, multiple palapa-covered gathering spaces, a 360-degree bar, BBQ area and comprehensive event restroom facilities. At its heart lies a spectacular pool and recreation complex featuring multiple pool sections, sun deck, relaxation areas, outdoor shower and beautifully designed outdoor social spaces.

The Ranch Area offers extensive agricultural infrastructure including stables, cattle handling facilities, feeding stations, storage buildings, paddocks, irrigated grazing areas, poultry facilities, fruit trees, and livestock equipment. The area is fully functional and ready for immediate use.

Whether envisioned as a private family retreat, eco-tourism destination, farm-to-table operation, event venue, or working ranch, this versatile estate offers a rare combination of tranquility, infrastructure, and a strategic location, all so close to Mérida.

📍 **Schedule Your Private Viewing Today!**

Property Layout

RESIDENTIAL AREA

YELLOW MAIN RESIDENCE

- Kitchen with stove, oven, and fridge
- Large, combined living and dining room
- Family / TV room
- 2 bedrooms with air conditioning
- 1 full bathroom
- Large, screened veranda
- Terrace
- Private pool
- Private garden

BLUE RESIDENCE

- Living and dining area with air conditioning
- Large bedroom with air conditioning
- Kitchen with breakfast area
- 1 full bathroom

EVENT AND RECREATION AREA

- Separate entrance with traditional Maya reception house
- Large multipurpose event hall / chapel / meeting space
- Spectacular pool and recreation area: outdoor shower, multi-section pool, sun deck with loungers, sunbathing lawn, covered dining area, covered relaxation area
- 5 guest cabins with private bathrooms
- 2 storage rooms
- Professional industrial kitchen (oven, stove, grill, cooker hood, fridge, stainless-steel equipment)
- Large palapa-covered event terrace
- Smaller palapa gathering terrace
- Freestanding 360° covered bar
- BBQ area
- Sanitary facility with subdivided event restrooms (men, women, children)
- Laundry and service area

RANCH AREA

- Well-maintained roofed cattle loading facility, stables, roofed feeding station, storage buildings — all intact and ready for use
- Several irrigated paddocks and grassland areas, separated by stone walls/fences
- Poultry facilities
- Numerous fruit trees (lemon, orange, …)
- Suitable for cattle, horses, goats, sheep, etc.
- Seven healthy, grass-fed cows and one bull currently available at extra cost

GENERAL FEATURES

- Connected to the public power grid with property-wide electrical infrastructure
- Backup generator
- All areas separated by stone walls and/or fencing
- Irrigation system across the ranch area
- Livestock infrastructure, including livestock scale
- Straight, rectangular lot
- Direct access from the main road (no ejido land crossing)
- Three separate access points from the main road
- Fully developed internal path infrastructure
- Several deep water wells with powerful pumps
- Ample parking throughout the property
- Air conditioning and ceiling fans in various areas

**Furniture is not included but can be negotiated*

Location

The property enjoys a peaceful yet highly strategic location just south of the traditional Yucatecan town of Tahmek. Surrounded by the natural beauty and tranquility of the Yucatán countryside, residents can enjoy a relaxed lifestyle without sacrificing everyday convenience or connectivity.

Tahmek offers essential services including convenience stores, hardware stores, stationery shops, local restaurants, a modern gas station, and a gym. The town's charming center is characterized by its central park, municipal palace and the historic Parroquia de San Lorenzo, creating an authentic Yucatecan atmosphere.

What truly sets this location apart is its connectivity. Mérida — the vibrant capital of the Yucatán — is within comfortable reach, as is the golden Pueblo Mágico of Izamal, one of the region's most beloved cultural destinations. The Tren Maya stations at Teya (Mérida) and Izamal put fast, modern rail travel within easy driving distance, while direct access to the Mérida–Cancún highway opens the door to the Riviera Maya and Cancún International Airport without the hassle of navigating city traffic.

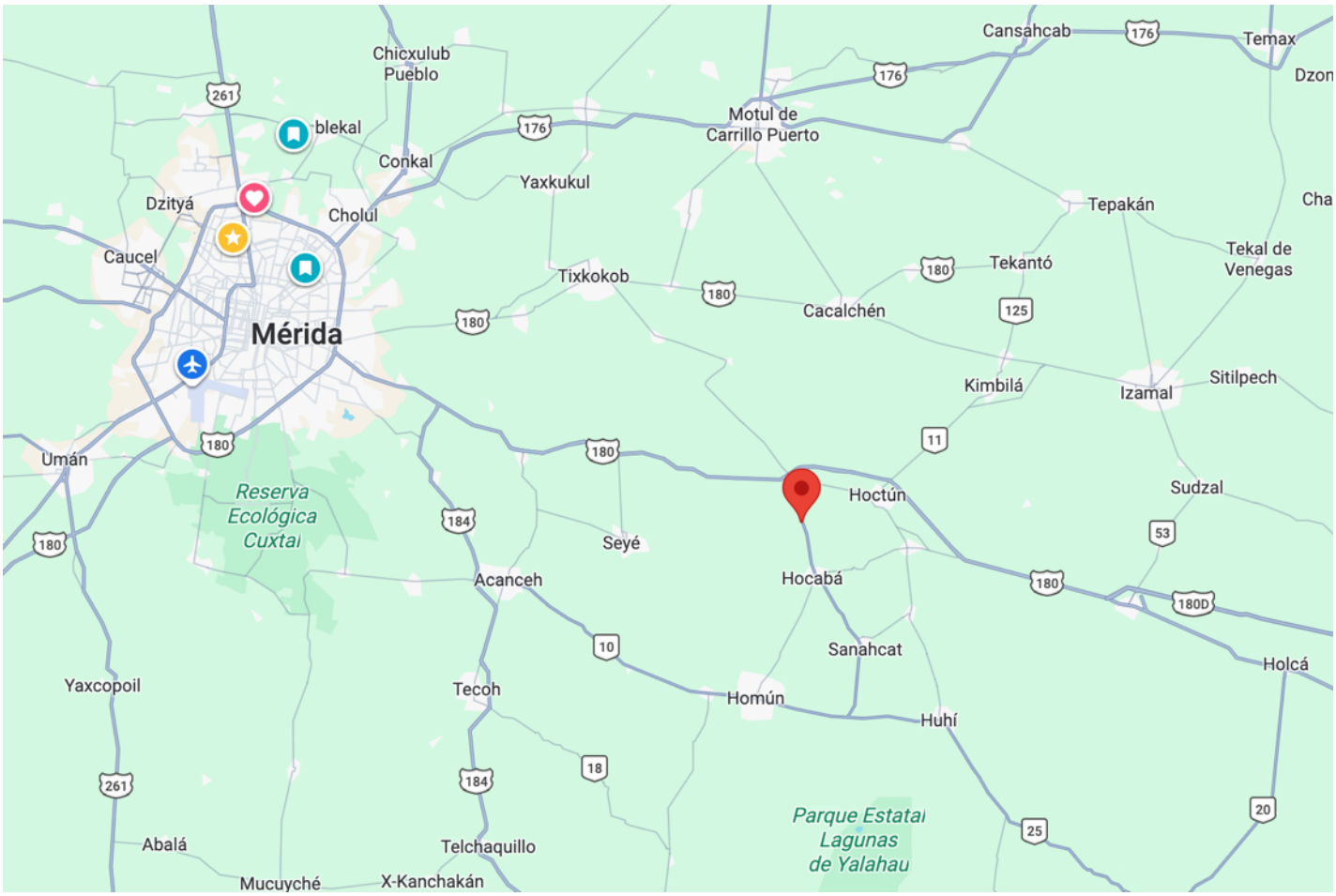
This location is ideal for buyers seeking a serene countryside environment with excellent access to urban amenities, tourism destinations, and transportation infrastructure.

DISTANCES FROM THE PROPERTY TO

- Tahmek Center | 2.8 km (1.7 mi)
- Tren Maya Station Izamal | 28 km (17.4 mi)
- Izamal Center | 33 km (20.5 mi)
- Tren Maya Station Teya, Mérida | 36 km (22.4 mi)
- Mérida Periférico | 39 km (24.2 mi)
- Mérida Altabrisa | 49 km (30.4 mi)
- Mérida International Airport | 59 km (36.7 mi)
- Archaeological Site Chichén Itzá | 85 km (52.8 mi)
- Cancún International Airport | 272 km (169 mi)

YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



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Floor Plan

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Picture Selection

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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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