

RESTORED 19TH-CENTURY HACIENDA WITH GUEST CASITAS & ESTABLISHED HOSPITALITY USE NEAR MÉRIDA

Yucatán | Acanceh



for sale | 1,659,900 USD

Property Code | YPS-02-0260

Property Introduction

Dating to 1876, Hacienda Santo Domingo combines the architectural character of a historic Yucatán estate with the space, guest accommodation, and infrastructure required for contemporary living and hospitality use.

Set on 1.31 ha (3.25 acres) in Acanceh, the substantially restored and fully furnished property offers 10 principal bedrooms with private bathrooms across several buildings, extensive tropical gardens, a large swimming pool, historic features, and strong technical infrastructure—all within convenient reach of Mérida.

Yucatan Property Scouts

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At a Glance

- **Location:** Acanceh, Yucatán, Mexico
- **Land:** 13,186 m² / 1.31 ha (3.25 acres)
- **Construction:** 797 m² (8,582 ft²)
- **Bedrooms:** 10 principal bedrooms + separate staff casita
- **Bathrooms:** 11 full
- **Main Residence:** Historic hacienda house with 4 bedrooms
- **Guest Accommodation:** 5 guest casitas + Yoga House suite
- **Staff Accommodation:** Separate staff casita with bedroom and bathroom
- **Year of Construction:** 1876
- **Latest Restoration:** 2019
- **Pool:** Large outdoor swimming pool
- **Furnishings:** Fully furnished
- **Current Use:** Private estate / vacation-rental hospitality
- **Infrastructure:** CFE grid connection, 24 solar panels, nearly new diesel generator, 5 wells, central water-pressure system, automated irrigation & Starlink

Highlights

- **AUTHENTIC 19TH-CENTURY HACIENDA CHARACTER** dating to 1876, with historic masonry, traditional architectural elements, and an original noria
- **1.31-HECTARE PRIVATE ESTATE** with mature tropical landscaping, expansive lawns, palms, and established gardens
- **10 EN-SUITE BEDROOMS ACROSS MULTIPLE BUILDINGS** offering considerable flexibility for private and hospitality use
- **FIVE GUEST CASITAS + YOGA HOUSE SUITE** creating independent accommodation throughout the estate, complemented by a separate staff casita
- **ESTABLISHED VACATION-RENTAL USE** in a restored and fully furnished property with existing guest infrastructure
- **STRONG OPERATIONAL INFRASTRUCTURE** including CFE grid connection, 24 solar panels, a nearly new diesel generator, five wells, central water pressure, automated irrigation, and Starlink connectivity
- **GENEROUS OUTDOOR LIVING** centered around the swimming pool, gardens, terraces, and historic estate grounds
- **PRIVATE COUNTRYSIDE SETTING WITH MÉRIDA ACCESS** approximately 29 km (18 mi) from Plaza Grande in the historic center

Property Description

Hacienda Santo Domingo offers something increasingly difficult to replicate: the scale and atmosphere of a historic Yucatán hacienda combined with extensive independent guest accommodation and contemporary infrastructure.

Built in 1876 and substantially restored, the estate retains the architectural vocabulary that gives these properties their distinctive character. Historic stone walls, tall ceilings, arches, traditional proportions, and weathered surfaces sit comfortably alongside updated living spaces. An original noria, or traditional water-lifting wheel, remains an especially evocative feature of the property's past.

The estate extends across more than 1.3 hectares of mature tropical grounds. Large lawns, established palms and trees, shaded garden areas, terraces, and the swimming pool create a succession of outdoor environments. An open kitchen positioned outside the main residence beneath a covered area further reinforces the hacienda's connection between everyday living and the tropical surroundings.

Accommodation is one of the property's defining strengths. Four bedrooms are located in the main house, while five independent guest casitas provide another five bedrooms. A further suite is incorporated into the Yoga House. Each of these 10 principal bedrooms has its own private bathroom and air conditioning. In addition, a separate staff casita provides an eleventh bedroom with its own bathroom.

This distribution allows family members, friends, or hospitality guests to enjoy a greater degree of independence than would be possible in a conventional single-building residence. It also supports the property's established vacation-rental use while retaining the character and privacy of a private estate.

Hacienda Santo Domingo is furnished and in active use rather than awaiting a major restoration campaign. Its practical infrastructure combines a CFE grid connection with 24 solar panels and a nearly new diesel generator, complemented by five private wells, a central water-pressure system, automated garden irrigation, and Starlink connectivity. All bedrooms are air-conditioned, with most of the air-conditioning units recently replaced.

Approximately 29 km (18 mi) from Mérida's historic center, the estate brings together historic character, substantial grounds, independent accommodation, and countryside privacy with practical access to the state capital.

Property Layout & Features

MAIN HACIENDA

- Historic main residence dating to 1876
- Authentic hacienda architecture with original and restored period elements
- High ceilings and generous interior proportions
- Formal and informal living areas
- Dining area with direct connection to the gardens
- Four bedrooms, each with its own private bathroom
- Furnished interiors combining traditional and contemporary pieces

GUEST CASITAS

- Three individual red casitas, each containing one bedroom with private bathroom
- Yellow casita with one bedroom and private bathroom, set on a large plot extending toward the rear of the property
- Second yellow casita with one bedroom and private bathroom
- Independent distribution throughout the estate provides privacy for guests

YOGA HOUSE

- One private suite
- En-suite bathroom
- Provides additional independent accommodation separate from the main house and guest casitas

STAFF ACCOMMODATION

- Separate staff casita
- One bedroom with private bathroom
- Provides an additional eleventh bedroom on the estate, not included in the official 10-bedroom property count

KITCHEN & DINING

- Open kitchen located outside the main residence
- Positioned beneath a covered area for sheltered open-air use
- Layout complements the property's indoor-outdoor lifestyle
- Separate dining area within the main residence

GARDENS & OUTDOOR LIVING

- Approximately 1.31 ha (3.25 acres) of land
- Extensive mature tropical gardens
- Large established palms and shade trees
- Expansive lawns and landscaped areas
- Large outdoor swimming pool
- Poolside relaxation areas
- Covered and open-air terraces
- Multiple garden areas offering different settings for relaxation and gatherings

HISTORIC FEATURES

- Original hacienda architecture dating to 1876
- Historic stonework and masonry
- Traditional arches and architectural details
- Original noria (traditional water-lifting wheel)
- Historic character retained throughout the estate

Technical & Property Information

ENERGY & BACKUP

- Connected to the CFE electrical grid
- 24-panel solar power system
- Nearly new industrial diesel generator for backup power
- Combination of grid, solar, and generator infrastructure provides additional operational resilience during power interruptions

CLIMATE & COMFORT

- Air conditioning in all bedrooms
- Most air-conditioning units have recently been replaced

WATER & GARDENS

- Five private water wells
- Central water-pressure system
- Automated irrigation system serving the established gardens

Location

Hacienda Santo Domingo is located in Acanceh, southeast of Mérida. Its setting offers the greenery, space, and slower rhythm associated with rural Yucatán while remaining within practical reach of the state capital and its services.

Acanceh is particularly notable for its Maya archaeological zone situated within the present-day town. Its surviving pre-Hispanic structures add another layer of cultural interest to an area already characterized by traditional Yucatecan communities and historic architecture.

For everyday connectivity, Mérida's Periférico is approximately 22 km (13.7 mi) away, while Plaza Grande in Mérida Centro is approximately 29 km (18 mi) from the property. Mérida-Teya Tren Maya Station is approximately 20 km (12.4 mi) away, providing additional regional connectivity.

This combination gives Hacienda Santo Domingo an appealing balance: the privacy and atmosphere expected of a country estate without the degree of isolation associated with properties much farther from Mérida. Archaeological sites, historic towns, cenotes, and the Gulf Coast can also be reached on excursions from the property, supporting both private enjoyment and destination-oriented hospitality use.

DISTANCES FROM THE PROPERTY

- Acanceh Centro | 1.6 km (1.0 mi)
- Mérida – Tren Maya Station Teya | 20 km (12.4 mi)
- Mérida – Periférico | 22 km (13.7 mi)
- Mayapán – Archaeological Site | 25 km (15.5 mi)
- Mérida – Centro (Plaza Grande) | 29 km (18 mi)
- Mérida – International Airport | 42 km (26 mi)
- Izamal (Pueblo Mágico) | 61 km (37.9 mi)
- Progreso (Gulf of Mexico) | 64 km (40 mi)
- Cancún – International Airport | 308 km (191 mi)

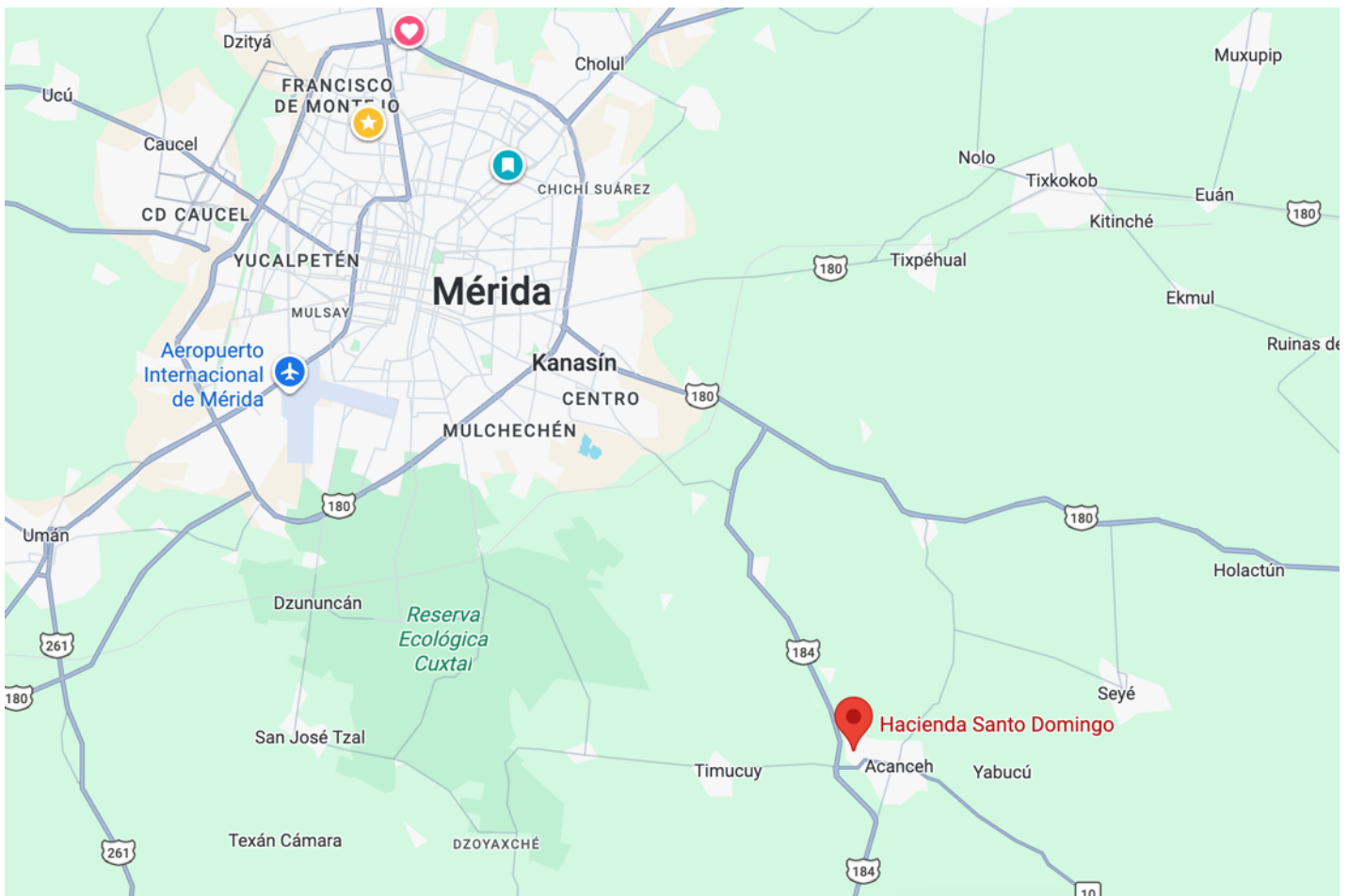
MÉRIDA

Mérida provides the urban counterpart to the hacienda's peaceful countryside setting. Yucatán's capital combines a distinctive historic center with a broad range of restaurants, cultural venues, shopping, healthcare, universities, and modern services.

For national and international owners, Mérida also serves as the region's principal transportation and service hub. Its international airport, major road connections, and Mérida-Teya Tren Maya Station provide access to destinations throughout the Yucatán Peninsula.

From Hacienda Santo Domingo, owners and guests can combine time at the estate with Mérida's cultural attractions and excursions to Maya archaeological sites, cenotes, historic towns such as Izamal, and the Gulf of Mexico coastline—an attractive combination for both private estate living and destination-oriented hospitality.

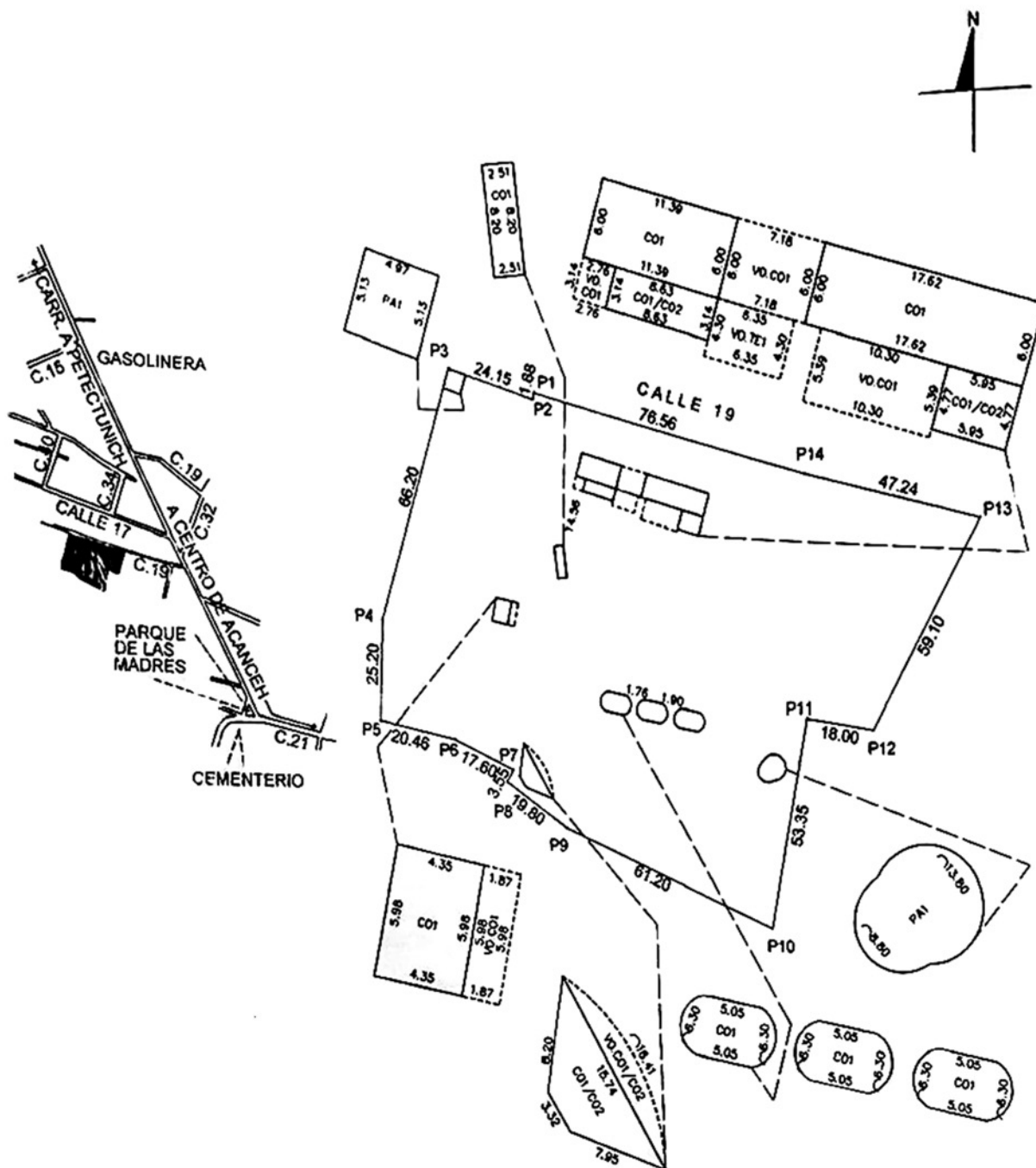
PROPERTY LOCATION



Floor Plan



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Picture Selection



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At Yucatán Property Scouts, we support you throughout your property search and purchase process in Yucatán—from the first inquiry to a successful closing and beyond.

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