



## PROPERTY SPECIFICATIONS

**Colonia:** Estancia de Canal

**Bedrooms:** 3  
**Bathrooms:** 3  
**1/2 Bath:** 1

**Land:** 7,828m<sup>2</sup> (2 acres)  
**Const.:** 468m<sup>2</sup> (5,036ft<sup>2</sup>)

**Annual Tax:** 2,000.00 MXP

**Agent**  
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### Life in the country just 10 minutes away from town

**ID:** 2342 **Price:** \$ 639,000 USD

Beautiful country house only 10 minutes away from town. Built by one of the most well-known architects in San Miguel, this house boasts great spaces for all its living areas and bedrooms, providing the comfort of one level living.

Gorgeous sunset and mountain views.

Set in the middle of a large lot, the whole house is surrounded by gardens and open spaces with many native trees.

The wood ceilings, stone and adobe walls and ceramic floors, give the feeling of being inside a gorgeous cabin.



#### Features

Wine Closet/ Cellar  
 Terrace  
 Off-Street Parking  
 Living Room  
 Garden Area  
 Courtyard

#### Services Available

Views  
 Studio/Office  
 Loggia  
 Laundry  
 Fireplace  
 Water Cistern/Storage  
 Sound System Wired  
 Septic System  
 Rain-Water Catchment  
 Pressured Water  
 Electric  
 Alarm System

#### Includes

Water Purification  
 Stove/Oven  
 Refrigerator  
 Furniture Negotiable  
 Dishwasher