



**PROPERTY SPECIFICATIONS**

**Colonia:** Xote

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

**Land:** 6,699m<sup>2</sup> (2 acres)  
**Const.:** 656m<sup>2</sup> (7,059ft<sup>2</sup>)

**Annual Tax:** 10,990.00 MXP

**Agent**  
 Tim McCoy  
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**Villa Toscana**

**ID:** 8382 **Price:** \$ 770,000 USD

Villa Toscana is located on the quiet and peaceful Camino a Xote just three kilometers off the Dolores highway. This home as well as all other surrounding properties is totally off the grid. Full powered by solar and solar powered private registered and deeded well.



**Features**

Views  
 Studio/Office  
 Pet Friendly  
 Living Room  
 Jacuzzi  
 Garage  
 Fireplace  
 Boveda ceilings

Terrace  
 Rooftop Terrace  
 Loggia  
 Laundry  
 Garden Area  
 Fountain  
 Casita

**Services Available**

Well  
 Water Cistern/Storage  
 Solar Energy  
 Septic System  
 Rain-Water Catchment  
 Alarm System

**Includes**

Washer  
 Refrigerator  
 Oven  
 Dryer  
 Appliances

Utilities Included  
 Partially Furnished  
 Microwave  
 Dishwasher  
 Alarm System

All real estate listings are believed to be represented accurately. However, these details are intended as a guide and do not form part of a contract.

Buyers should satisfy themselves as to any Information contained herein.

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