

## Ranchito Xote

**\$419,000 USD**



### MAIN FEATURES

- Ref: 6050
- Bedrooms: 3
- Bathrooms: 2
- Size: 2,862 ft<sup>2</sup>
- Size Land: 6 3/4 acres

Just a 10 to 15 minute drive from the edge of town, down the cobblestone road to Xote hot springs water park, sits this walled in house and gardens situated on 6 3/4 acres of private rolling country land. The current owners have put their hearts into the restoration of the home but have left the finishing details up to you. Two bedrooms (one ensuite) and a large double height studio with loft which can easily be transformed into a master suite. The one bedroom casita is in need of an artistic eye to bring it back to life with renovation, color, and design. The perfect setting for your off the grid rural getaway. Bring your horses, raise chickens, and enjoy the fresh produce



Tim McCoy  
+52 415.151.1114  
tim@realtysanmiguel.com