

Hernandez Marcias 101 Centro, San Miguel de Allende, MX Within Mexico: (52) 415.185.8311 pdf.or (52) 415.185.8407 Within the US & Canada: (415) 550.4898 www.SanMiguelRealEstate.com

PROPERTY **SPECIFICATIONS**

Colonia: Estancia de Canal

Bedrooms: 3 Bathrooms: 3

Land: 10,000m² (2 acres) Const.: 331m² (3,562ft²)

Annual Tax: 2,583.00 MXP

Agent **Charles Thomas** 415.101.3816 charles@realtysanmiguel.com

Sunsets and serenity, only 15 minutes from town.

Price: \$ 349,000 USD **ID:** 1211

This nearly new three bedroom, three bathroom home, on one hectare (over two acres) of land, is nestled near the Los Picachos mountain range. It is a light filled home that looks out over the countryside and the lake below.



Features

Boveda ceilings Laundry Fireplace Studio/Office Living Room Rooftop Terrace

Loggia Cable or Satellite Garden Area Pressured Water Terrace Septic System Off-Street Parking Electric

Services Available

Garage Water Purification Views Water Cistern/Storage Includes

Satellite Dish Refrigerator Furniture Negotiable Microwave Stove/Oven Dishwasher Water Purification

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