



## PROPERTY SPECIFICATIONS

**Colonia:** Los Frailes

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

**Land:** 390m<sup>2</sup> (4,196ft<sup>2</sup>)  
**Const.:** 281m<sup>2</sup> (3,024ft<sup>2</sup>)

**Annual Tax:** 3,144.00 MXP

**Agent**  
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### Gracious Living in Los Frailes

**ID:** 1984 **Price:** \$ 449,000 USD

If you want to be near the action of downtown San Miguel, but far enough away to avoid the weekend crowds, this home is in the ideal location for you. Situated at the top of Los Frailes, access to town and all it has to offer, is easy and convenient. And when town is not where you want to be, you can languish in the peaceful garden with your favorite book, listening to the trickle of the fountain; where the only interruptions are the humming birds that stop by to visit from time to time.



#### Features

Water Softener  
Terrace  
Rooftop Terrace  
Living Room  
Garden Area  
Fountain  
Courtyard  
Boveda ceilings  
Views  
Studio/Office  
Loggia  
Laundry  
Garage  
Fireplace  
Casita  
2nd Living area

#### Services Available

Water Purification  
Water Cistern/Storage  
Telephone  
Septic System  
Pressured Water  
Electric  
City Water  
Cable or Satellite

#### Includes

Water Purification  
Washer  
Stove/Oven  
Refrigerator  
Partially Furnished  
Microwave  
Dryer

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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