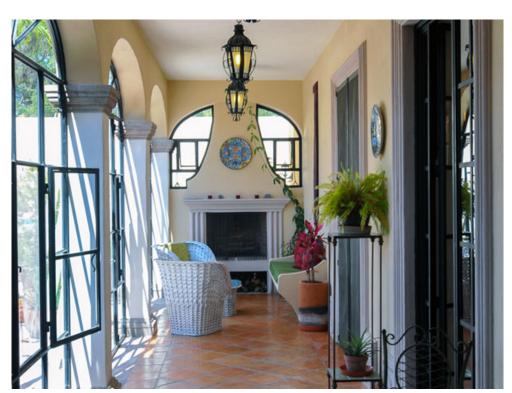


Hernandez Marcias 101 Centro, San Miguel de Allende, MX Within Mexico: (52) 415.185.8311 pdf.or (52) 415.185.8407 Within the US & Canada: (415) 550.4898 www.SanMiguelRealEstate.com



## **PROPERTY SPECIFICATIONS**

Colonia: Montecillo de Nieto

Bedrooms: 5 Bathrooms: 5 1/2 Bath: 3

**Land:** 48,194m<sup>2</sup> (12 acres) **Const.:** 1,040m<sup>2</sup> (11,190ft<sup>2</sup>)

**Annual Tax:** 5,244.00 MXP

Agent

**Edgar Cancino** 415.101.9982 edgar@realtysanmiguel.com

## Incredible home with room for vinyards, or horses

**ID**: 2311 Price: \$ 1,250,000 USD

Imagine driving through the gates to your estate on a cobbled road nestled next to a small stream. This lovely entrance leads you by the quaint two story cottage for your guests and continues on past pastures for horses or your own boutique vineyards toward the main house. Located between two World Heritage sites one of a kind offers typical Mexican style layout with a center courtyard with a contemporary feel. A pool and outdoor living aras offer great entertaining opportunities.







## **Features**

Rooftop Terrace Well Views Pool or Plunge Pool Off-Street Parking Electric Equestrian Facilities Water Purification Living Room Garage Studio/Office Fireplace Garden Area Telephone Laundry Boveda ceilings Casita Courtyard

## Services Available

Water Cistern/Storage Water Softener Fountain Septic System Pressured Water Refrigerator Terrace Community Well Water Water Cable or Satellite

Includes

Dishwasher Washer Stove/Oven Partially Furnished Solar Energy Furniture Negotiable Drver Satellite Dish Oven Water Purification