



## PROPERTY SPECIFICATIONS

**Colonia:** Guadiana

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

**Land:** 223m<sup>2</sup> (2,399ft<sup>2</sup>)  
**Const.:** 389m<sup>2</sup> (4,186ft<sup>2</sup>)

**Agent**  
Gabriel Rubiera  
415.101.0474  
gabriel@realtysanmiguel.com

**A luxury two-bedroom plus study stunning home with terraces, jacuzzi and garden**

**ID: 2595 Price: \$ 615,000 USD**

Stunning two bedrooms plus study house. This tastefully designed home has everything the most sophisticated client can expect. Built using best quality materials, and paying attention to every detail to maximize its functionality, this beautiful house combines wood, cantera, stone, clay tiles and polished concrete to create a very cozy ambiance in all of its rooms. Doors that open from wall to wall integrate the indoor and outdoor areas in the master bedroom and in the living and dining rooms.



### Features

Courtyard  
Laundry  
Fireplace  
Studio/Office  
Jacuzzi  
Living Room  
Views  
Water Softener  
Loggia  
Garden Area  
Terrace  
Fountain  
2nd Living area  
Rooftop Terrace  
Radiant Floor Heating

### Services Available

Cable or Satellite  
Radiant Floor Heating  
City Sewage  
Pressured Water  
Water Purification  
Electric  
Telephone  
Water  
City Water  
Solar Energy  
Water Softener  
Water Cistern/Storage

### Includes

Refrigerator  
Furniture Negotiable  
Stove/Oven  
Oven  
Appliances  
Dryer  
Microwave  
Washer  
Water Purification

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.

Copyright, Realty San Miguel, 2012 - 2023. San Miguel de Allende, Guanajuato, Mexico