



## PROPERTY SPECIFICATIONS

**Colonia:** Guadiana

**Bedrooms:** 4  
**Bathrooms:** 5  
**1/2 Bath:** 2

**Land:** 179m<sup>2</sup> (1,926ft<sup>2</sup>)  
**Const.:** 445m<sup>2</sup> (4,788ft<sup>2</sup>)

**Annual Tax:** 10,708.00 MXP

**Agent**  
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## Elevating the Standard of Luxury in San Miguel de Allende

**ID:** 3173 **Price:** \$ 949,000 USD

Situated in one of San Miguel de Allende's most prestigious neighborhoods is a home that will make you sit up and take notice. If you appreciate location as a priority, it is just off the corner of Parque Guadiana, a two block walk to centro without the congestion of centro.

You will find architectural details and creature comforts that seldom exist in any home in San Miguel.



### Features

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

### Services Available

Alarm System  
Telephone  
City Sewage  
Pressured Water  
Water Purification  
Electric  
Cable or Satellite  
Radiant Floor Heating  
City Water  
Sound System Wired  
Water Softener  
Water Cistern/Storage

### Includes

Alarm System  
Dryer  
Microwave  
Washer  
Water Purification  
Refrigerator  
Fully Furnished  
Stove/Oven  
Dishwasher

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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