



## PROPERTY SPECIFICATIONS

**Colonia:** Xote

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

**Land:** 6,699m<sup>2</sup> (2 acres)  
**Const.:** 399m<sup>2</sup> (4,293ft<sup>2</sup>)

**Annual Tax:** 10,960.00 MXP

**Agent**  
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**"VILLA TOSCANA" Beautiful Tuscan style country home and gardens, minutes from town**

**ID: 5764 Price: \$ 699,000 USD**

Country living at its best just a few short minutes from the edge of town. This stunning Tuscan style home has an unlimited and impressive list of amenities.



### Features

|                 |                    |
|-----------------|--------------------|
| Views           | Terrace            |
| Studio/Office   | Rooftop Terrace    |
| Pet Friendly    | Off-Street Parking |
| Loggia          | Living Room        |
| Laundry         | Garden Area        |
| Garage          | Fountain           |
| Fireplace       | Casita             |
| Boveda ceilings | 2nd Living area    |

### Services Available

|                       |                    |
|-----------------------|--------------------|
| Well                  | Water Purification |
| Water Cistern/Storage | Water              |
| WIFI                  | Solar Energy       |
| Septic System         | Security           |
| Rain-Water Catchment  | Alarm System       |

### Includes

|                     |              |
|---------------------|--------------|
| Water Purification  | Washer       |
| Stove/Oven          | Refrigerator |
| Partially Furnished | Dryer        |
| Dishwasher          | Appliances   |
| Alarm System        |              |

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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