



## PROPERTY SPECIFICATIONS

**Colonia:** Guadiana

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

**Land:** 243m<sup>2</sup> (2,615ft<sup>2</sup>)  
**Const.:** 326m<sup>2</sup> (3,503ft<sup>2</sup>)

**Annual Tax:** 8,892.00 MXP

**Agent**  
 Charles Thomas  
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### Casa Nina

**ID:** 6337 **Price:** \$ 925,000 USD

This stunning home is located in the heart of Guadiana – one of San Miguel's most desirable centro-adjacent neighborhoods.



#### Features

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

#### Services Available

Water Softener  
 Water Cistern/Storage  
 WIFI  
 Pressured Water  
 City Water  
 Cable or Satellite  
 Water Purification  
 Water  
 Telephone  
 Electric  
 City Sewage  
 Alarm System

#### Includes

Water Purification  
 Stove/Oven  
 Partially Furnished  
 Dryer  
 Alarm System  
 Washer  
 Refrigerator  
 Linens  
 Dishwasher  
 Air Conditioning

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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