



## 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**  
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### Casa Nina

**ID:** 6337 **Price:** \$ 949,000 USD

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



#### Features

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

#### Services Available

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

#### Includes

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