

Barrio De Santiago 4 Bedroom Villa

Centro Merida, Merida

$641,491 USD

Bedrooms	Bathrooms	Interior	Land
4	5	313 m² / 3,369 ft²	483 m² / 5,198 ft²

AT A GLANCE

Highlights

Jacuzzi · Pet Friendly · Private Pool

THE DETAILS

The property

Located in the heart of Mérida’s Santiago neighborhood, this carefully restored 18th-century home offers a balance of historic character and modern comfort that is increasingly difficult to find. Positioned on a generous 5,199 square foot (483 square meter) lot with approximately 3,369 square feet (313 square meters) of construction, the residence has been thoughtfully updated to suit today’s lifestyle while maintaining the architectural identity that defines this part of the city.

The home is organized around a central courtyard, a traditional design element in Yucatán architecture that enhances natural light and airflow throughout the interior. This layout creates a comfortable rhythm between indoor and outdoor living, with multiple spaces opening directly onto the garden and terrace areas. The main level is especially functional, with three of the four bedrooms located on the ground floor, making it well suited for both everyday living and hosting guests.

Inside, original materials and proportions are complemented by clean finishes and curated furnishings. The kitchen serves as a natural gathering point, featuring a central island, full appliance package including a dishwasher, and direct access to a covered terrace designed for outdoor dining. Adjacent living and sitting areas connect seamlessly to the garden, reinforcing the open, livable feel of the home.

The primary suite offers a more private setting within the property, complete with a walk-in closet and direct access to its own outdoor patio with a jacuzzi. Three of the bedrooms include en suite bathrooms, and additional half baths provide flexibility for visitors. Outdoors, the landscaped garden and private pool create a relaxed environment suited to Mérida’s year-round climate, with multiple seating areas designed for both quiet use and entertaining.

Additional practical features include a dedicated laundry room, a garage for one vehicle, solar panels to improve energy efficiency, and a private well. The home is offered fully furnished, allowing for immediate use as a primary residence, seasonal home, or income-producing property.

Santiago remains one of Mérida’s most established neighborhoods, known for its walkable streets, local markets, and strong sense of community. From this location, you are within easy reach of the historic center, as well as restaurants, galleries, and cultural landmarks that define the city.

FAQ

Can I move in right away?

Yes. The home is fully furnished and ready for immediate use.

How many bedrooms are on the main floor?

Three of the four bedrooms are on the ground level.

Does the property have an outdoor living space?

Yes. It includes a courtyard, garden, pool, covered terrace, and a private patio with a jacuzzi.

Is there parking?

Yes. The home includes a garage for one vehicle.

IN PICTURES

A closer look













IN PICTURES

A closer look











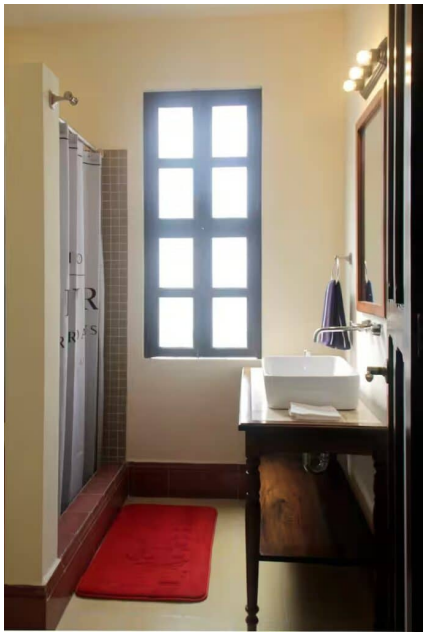


A closer look









This brochure includes 21 of the property's 49 photos. Ask your agent for the complete photo collection.