Casa Axiotic 3 Bedroom Villa

Price: $766,598 USD



Bedrooms: 3

Bathrooms: 3.5

Size: 2,690 sq ft

Address: Centro Merida, Merida Real Estate, Yucatan, 97000

Description

Located in Mérida’s historic center, just a few blocks from Paseo Montejo and Parque La Mejorada, Casa Axiotic is a charming and well-preserved colonial home that offers the comfort of a modern renovation while staying true to its original character. This fully furnished property is ideal for those looking for a move-in-ready home in one of the most walkable and vibrant neighborhoods in the city.

Historic Design with Comfortable Living Spaces

Casa Axiotic has been carefully restored to maintain its colonial feel, featuring high ceilings, stone walls, natural finishes, and unique decorative touches throughout. The living room is furnished with vintage pieces, including a fully working gramophone and artwork made from natural axiote, which gives the home its name. The dining room has space for up to 12 people and is air-conditioned for comfort during the warmer months.

The kitchen is fully equipped with premium finishes, a center island, bar seating, and all the essentials for cooking and entertaining. There’s also a cozy TV room with stone wall accents, antique décor, and comfortable seating, offering a relaxed space for watching movies or reading.

Three Bedrooms with Bathrooms and Private Outdoor Areas

This home has three bedrooms, each with a full bathroom and walk-in closet. The main bedroom includes a four-poster bed, a private bath, and a small loft-style reading space. One guest bedroom is on the ground floor with easy access, while the third bedroom is upstairs with a balcony and space for a hammock—perfect for visitors or short-term rentals.

At the center of the home is a private garden and pool area, designed as a peaceful escape with lounge chairs, plants, and natural stone finishes. It’s a quiet and refreshing spot to enjoy Mérida’s climate without leaving home.

Rooftop Terrace with City Views

The home also features a rooftop terrace with views of Mérida’s historic rooftops. It includes a small grill area, sun loungers, and a shaded table with an umbrella—great for casual get-togethers or enjoying the evening breeze.

Fully Furnished and Move-In Ready

Casa Axiotic is being sold fully furnished and decorated, just as shown in the listing photos and videos. It includes antique and custom pieces, air conditioning, and everything needed to move in or rent out immediately. The property is free of liens and ready for closing.

Great Location in Mérida's Centro Histórico

Located just a short walk from Paseo Montejo, Parque La Mejorada, and the gastronomic corridor of Calle 47, this home is perfectly positioned for enjoying the best of Mérida. You'll be close to restaurants, art galleries, shops, museums, and parks. The area is friendly and easy to explore on foot, making it ideal for hosting guests or for daily life.

Casa Axiotic is a unique opportunity to own a home full of character and warmth, right in the center of one of Mexico's most welcoming and culturally rich cities.

FAQ

Is the home being sold furnished?

Yes. The property is sold fully furnished and decorated, just as shown in the listing photos and video. This includes all major furniture, antique pieces, art, décor, and air conditioning, making it completely move-in ready or ideal for immediate rental use.

What kind of outdoor spaces does the property offer?

The home includes a private interior garden with a natural-stone swimming pool, lounge chairs, and tropical vegetation. There is also a rooftop terrace with city views, a grill area, a sun deck, and space for outdoor dining or relaxing.

Where exactly is the home located in Mérida?

Casa Axiotic is located in Mérida Centro, just a few blocks from Paseo Montejo, Parque La Mejorada, and the newly developed La Plancha park. It's also close to the Gastronomic Corridor on Calle 47, offering easy access to top restaurants, cafes, and shops.
https://maps.app.goo.gl/nwf7ukg4EF8nocreA

Is the home suitable for vacation rentals or Airbnb?

Yes. The layout and location make Casa Axiotic very appealing for vacation rentals. With its central setting, private pool, rooftop terrace, and stylish interiors, it would perform well on platforms like Airbnb or Booking.com.

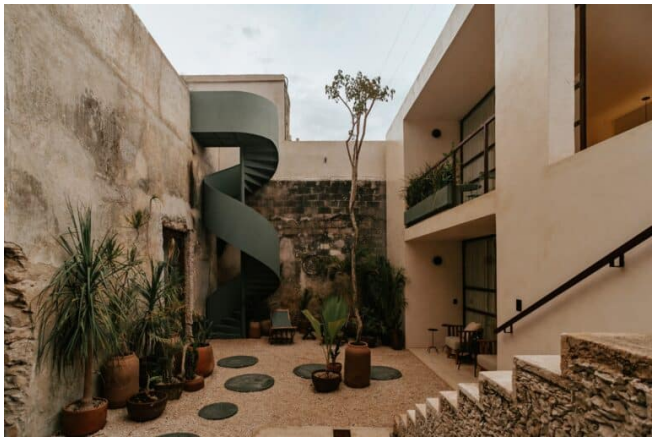













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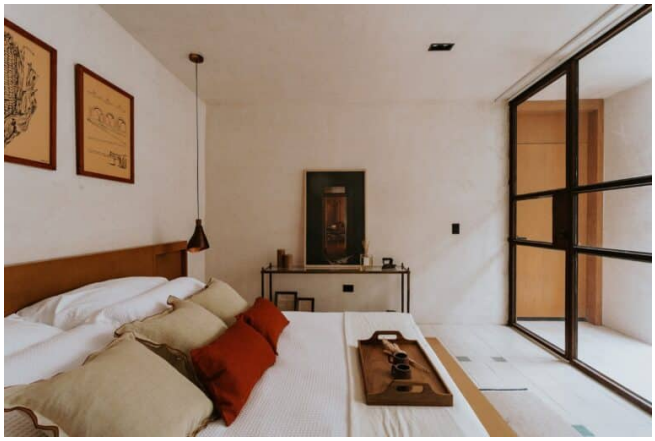


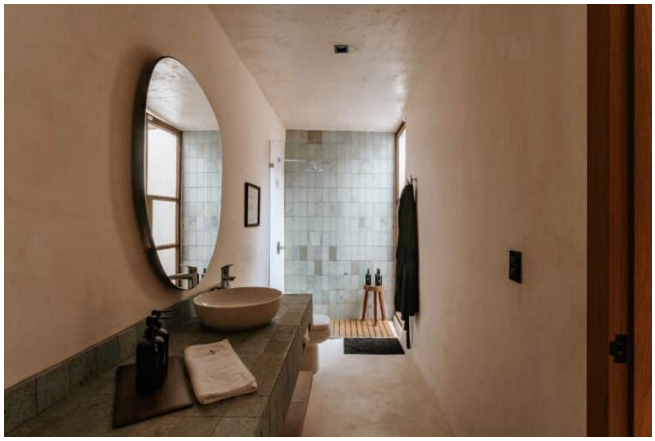





























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