



## For Sale: Casa Axiotic 3 Bedroom Villa



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 775,230.32

#### Location

Pays: Mexique  
État/Région/Province: Yucatán  
Soumis: 19/06/2025  
Description:  
Price 766 598 USD

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[Bathrooms 3.5](#)

[Size 2 690 ft2](#)

[HOA Maintenance 0 USD Month](#)

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[Property Description](#)

Located in Merida'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 d cor 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 M rida s climate without leaving home.

#### Rooftop Terrace with City Views

The home also features a rooftop terrace with views of M rida 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 M rida s Centro Hist rico

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 M rida. 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 d cor 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 M rida

Casa Axiotic is located in M rida 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.

[maps.app.goo.gl/nwf7ukg4EF8nocreA](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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Bathrooms 3.5

Size 2 690 ft<sup>2</sup>

HOA Maintenance 0 USD Month

## Commun

Salle de bains: 3

Pied carré fini: 2.69 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T77216/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T77216/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mx61667598

