Hacienda Bella Vista Estate For Sale In Guanajuato Mexico



Информация об агенте

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Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 612,144.46

Местоположение

Страна:	Мексика
Область:	Guanajuato
Город:	Гуанахуато
Адрес:	Molineros
Почтовый индекс:	36267
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Описание:

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Haciendita 54, Molineros
Guanajuato
Guanajuato
36267
Mexico

Hacienda Bella Vista: A Sanctuary of Luxury and Self-Sufficiency in the Guanajuato Highlands

Nestled in the serene and picturesque locale of Molineros, Guanajuato, Hacienda Bella Vista presents an extraordinary opportunity to acquire a custom-built estate that redefines luxurious rural living. Adjacent to the breathtaking Presa de la Purisima, a vast and beautiful lake/reservoir spanning approximately 27.3

million square meters (2,728 hectares), this property offers unparalleled expansive views and a direct connection to nature's tranquility. Yet, despite its secluded feel, Hacienda Bella Vista remains remarkably connected, situated just 30 minutes from Guanajuato City, a vibrant UNESCO World Heritage Site renowned for its rich cultural tapestry, artistic vibrancy, and captivating colonial charm. This unique blend of peaceful countryside living and convenient access to a bustling cultural center makes Hacienda Bella Vista an ideal retreat, a magnificent family home, or a versatile multi-purpose estate.

An Estate Designed for Elevated Living: Privacy, Elegance, and Functionality

Hacienda Bella Vista is more than just a house; it's a fully realized vision of sophisticated living in the highlands of Guanajuato state. Every aspect of this custom-built estate has been meticulously designed to ensure privacy, self-sufficiency, and elegant, functional design. The property is fully gated, providing an immediate sense of security and exclusivity. Within its expansive boundaries, you'll discover a thoughtfully arranged collection of multiple structures, amenities, and meticulously landscaped areas, making it perfectly suited for a luxurious residential lifestyle, a dedicated retreat space, or even versatile multi-family occupancy. This comprehensive design ensures that whether you're seeking a serene personal haven, a dynamic venue for gatherings, or a comfortable setup for extended family, Hacienda Bella Vista delivers.

The Primary Residence: A Masterpiece of Comfort and Culinary Excellence

The heart of Hacienda Bella Vista is its impressive primary residence, a spacious and inviting home crafted for ultimate comfort and grand entertaining. This main house boasts three large bedroom suites, each a private sanctuary featuring custom walk-in showers and ample storage, ensuring a spa-like experience and practical living. One of the guest rooms offers an additional touch of rustic charm with a beautiful beehive fireplace, perfect for cozy evenings.

The master suite is a true oasis, designed for ultimate relaxation and indulgence. It features its own fireplace, a large walk-in closet to accommodate extensive wardrobes, and a magnificent walk-in shower and soaking tub with breathtaking views of the northern mountains, allowing you to unwind while surrounded by nature's beauty.

Culinary enthusiasts will be drawn to the large gourmet kitchen, a chef's dream equipped with a professional cooktop, an oversized island, and abundant counter space, providing ample room for preparation and presentation. A practical walk-in pantry offers extensive storage, with an adjacent laundry room that includes the thoughtful addition of a dog-wash sink, catering to every family member, including the furry ones.

The main living areas are designed for seamless flow and entertaining. An open-concept dining area provides generous space to comfortably seat 12+ guests, making it ideal for large dinner parties and family gatherings. The living room is anchored by a charming double-sided fireplace, which serves as a focal point and provides warmth and ambiance to both the living room and the adjacent dining area. For more intimate entertainment, a small TV/theater room offers a cozy escape.

Ascending to the upper level, you'll find a versatile upstairs family/game room, complete with a mini-bar,

offering a perfect space for recreation and relaxation. This room provides direct access to a second-floor balcony that spans the full width of the home, offering truly spectacular sunrise views over the lake, an unforgettable way to start your day.

Outbuildings and Covered Structures: Enhancing Comfort and Utility

Hacienda Bella Vista's thoughtful design extends beyond the main residence to a series of functional and luxurious outbuildings and covered structures, significantly enhancing the property's versatility and appeal:

1. Fully Equipped Guest Casita: Located conveniently near the pool area, this independent guest casita offers a private and comfortable space for visitors, ensuring their complete privacy and enjoyment.
2. Two Covered Outdoor Spaces: Adjacent to and extending over the pool, these inviting areas provide essential shade and ideal spots for lounging, al fresco dining, or simply enjoying the outdoors in comfort.
3. Workshop Building: A dedicated space for tools, projects, or additional storage, catering to hobbies and practical needs.
4. Greenhouse Structure: Perfect for year-round gardening, allowing for the cultivation of fresh produce regardless of the season.
5. Covered Carport: Providing protected parking for vehicles, safeguarding them from the elements.
6. Animal Shelter: A well-designed structure suitable for housing small farm animals, including chickens, ducks, turkeys, geese, and pigs, embracing a self-sufficient, mini-ranch lifestyle.

Outdoor and Agricultural Features: A Harmonious Blend with Nature

The sprawling grounds of Hacienda Bella Vista are a testament to its commitment to natural beauty and self-sustainability:

1. Well-Established Vegetable Gardening Area with Irrigation: Ready for cultivation, this garden promises fresh, organic produce year-round.
2. Outdoor Seating Areas: Strategically oriented to maximize the breathtaking views of the lake, these spaces are perfect for relaxation and contemplation.
3. Mature Fruit Trees and Landscaping: The property boasts a variety of mature fruit trees and meticulously maintained landscaping, adding beauty, shade, and natural bounty.
4. Mini-Ranch-Ready Land: With land designated for additional cultivation or animal use, the property offers flexibility for expanding agricultural endeavors or raising more livestock.
5. koi/goldfish pond with adjacent seating area and natural stone firepit nearby.

Entertaining and Specialty Rooms/Features: Unrivaled Luxury and Convenience

Hacienda Bella Vista is truly designed for exceptional entertaining and features unique amenities that elevate its luxury status:

1. Custom Wine Cellar: A connoisseur's dream, this cellar is designed to hold hundreds of bottles, complete with a dedicated tasting area and an adjacent naturally climate controlled, ensuring perfect conditions for your collection.

2. Seamless Entertaining Zones: Both the indoor and outdoor areas are expertly designed for entertaining, with a seamless flow between the gourmet kitchen, dining area, and various outdoor living zones, making hosting effortless and enjoyable.

Utilities and Systems: Modern Efficiency and Reliability

Embracing modern efficiency and self-sufficiency, Hacienda Bella Vista is equipped with robust utility systems:

1. Full Solar Panel System with Generator Backup: Ensures sustainable energy, reduced utility costs, and reliable power even during outages.
2. Gray Water System and Water-Saving Fixtures: Demonstrating a commitment to environmental responsibility and efficient resource management.
3. High-Capacity Water Storage: Provides ample water supply, ensuring constant availability.
4. Internet and Electrical Infrastructure: Updated and reliable, ensuring seamless connectivity and power for all modern needs.

Security, Staff, and Community: Peace of Mind and Welcoming Connections

Security and community are paramount at Hacienda Bella Vista:

1. Double-Gated Entrance and Secure Perimeter: Provides enhanced security and controlled access to the estate.
2. Offsite Caretaker: A trusted professional provides regular maintenance and garden management, ensuring the property remains in pristine condition.
3. Trusted Cleaning Staff: Reliable and regularly contracted cleaning staff are available, maintaining the home's immaculate appearance.
4. Excellent Neighborly Relationships: The current owner enjoys superb relationships with neighboring property owners and is happy to facilitate introductions, fostering a sense of community and support.

Unbeatable Location Benefits: Connectivity and Cultural Immersion

The strategic location of Hacienda Bella Vista offers a perfect balance of seclusion and accessibility:

* 30 minutes from Guanajuato City: Immerse yourself in a UNESCO World Heritage Site with its unparalleled cultural institutions, world-class restaurants, and vibrant artistic scene.
* 20 minutes to Modern Shopping Centers: Convenient access to contemporary amenities including Liverpool, Plaza Alaïa, Cinemex, Petco, and a variety of grocery stores, ensuring all your retail and entertainment needs are met.
* 30 minutes to Guanajuato International Airport (BJX): Enjoy direct flights to/from major international cities, including Los Angeles, Chicago, Dallas, Houston, and Atlanta. This connectivity also allows for easy one-stop flights to major Canadian and U.S. cities, as well as destinations in South America and Europe.
* Easy Direct Flight Access to Puerto Vallarta: A quick 40-minute flight from BJX transports you to the beautiful beach resort area of Puerto Vallarta, offering a perfect escape to the Pacific coast.

Cultural and Lifestyle Context: A Rich Tapestry of Experiences

Living at Hacienda Bella Vista places you within a rich cultural and lifestyle context:

* University of Guanajuato: The presence of this prestigious university infuses the city with an international and academic energy, creating a dynamic intellectual environment.
* Frequent Festivals: Guanajuato hosts a vibrant calendar of events, including the world-renowned Festival Internacional Cervantino, offering a continuous stream of cultural experiences.
* Outdoor Recreation: The proximity to Presa de la Purisima and the surrounding natural areas provides abundant opportunities for outdoor recreation, including hiking, horseback riding, kayaking, mushroom hunting, mountain biking, and birdwatching.
* Safe and Welcoming Community: The area is widely regarded as safe, community-oriented, and welcoming, fostering a strong sense of belonging.
* Learning Opportunities: A multitude of learning opportunities are available, from language classes to art and music, enriching your personal growth and engagement with the local culture.

Purchase Terms: A Flexible Opportunity

The acquisition of Hacienda Bella Vista is designed to be as seamless as its living experience:

* Owner Financing Available: With a minimum 50% down payment, flexible owner financing options can be explored to facilitate the purchase.
* Move-In Ready: The property is move-in ready and offered partially furnished, with most appliances and fixtures included, allowing for an immediate transition into this luxurious lifestyle.

Hacienda Bella Vista is more than just a property; it's a meticulously crafted lifestyle destination, offering unparalleled luxury, privacy, and connection to both nature and culture. Don't miss this rare chance to own a piece of paradise in the heart of Mexico's highlands.

ABOUT THE AREA

Guanajuato, the capital city of the Mexican state of the same name, is a dazzling jewel in the heart of Mexico. Nestled in a picturesque valley surrounded by mountains, this UNESCO World Heritage site is renowned for its vibrant colonial architecture, narrow winding alleyways (callejones), and rich history. Once a thriving silver mining town, its prosperity from the 16th to 18th centuries is reflected in the ornate Baroque and Neoclassical buildings, grand plazas, and charming churches. The city's unique topography means many of its streets are actually underground tunnels, a fascinating remnant of its mining past that now serves as an ingenious traffic solution.

Beyond its stunning visual appeal, Guanajuato is a city brimming with cultural life and historical significance. It played a pivotal role in the Mexican War of Independence, with sites like the Alhondiga de Granaditas museum commemorating key events. The city is also the birthplace of Diego Rivera, one of Mexico's most celebrated muralists, and his childhood home is now a museum dedicated to his work. Guanajuato is a lively university town, which infuses it with a youthful energy, vibrant nightlife, and a

thriving arts scene. It's home to the internationally acclaimed Festival Internacional Cervantino, an annual cultural festival that transforms the city into a stage for performing arts from around the world.

Exploring Guanajuato is an immersive experience. Visitors can wander aimlessly through its kaleidoscope of colorful houses, discover hidden plazas, and immerse themselves in the local atmosphere. Iconic landmarks include the Basilica Colegiata de Nuestra Senora de Guanajuato with its distinctive yellow facade, the beautiful Teatro Juarez, and the romantic Alley of the Kiss (Callejon del Beso), where legend dictates couples must kiss for good luck. The Mercado Hidalgo offers a sensory overload of local goods, food, and crafts, while a ride on the funicular to the El Pipila monument provides breathtaking panoramic views of the city's charming sprawl.

For travelers looking to visit Guanajuato, the most convenient and nearest airport is Guanajuato International Airport (BJX), also officially known as Aeropuerto Internacional de Guanajuato or Bajio International Airport. It is located in Silao, approximately 23-30 kilometers (about 14-19 miles) from the city of Guanajuato, and serves both domestic and international flights, especially from the United States. Other accessible airports, though further afield, include Queretaro Intercontinental Airport (QRO), roughly an hour away, and Guadalajara International Airport (GDL), located to the west. While Mexico City's major airports are also an option, BJX offers the most direct and efficient access to this enchanting colonial city.

MAiN FEATURES:

* 490m2 of living space
* 2735m2 plot
* 4 Bedrooms
* 4 Bathrooms
* Stunning Views
* Private Parking
* Private Garden
* Private Pool
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of Mexico
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

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Tenanted:	да

Общие

Спальни:	4
Ванные комнаты:	4
Готовые кв.м.:	490 кв м
Площадь участка:	2735 кв м

Rental details

Furnished: да

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.194.284