



## CASA NOCHEVIEJA

Casa Nochevieja, located in the vibrant and highly coveted Colonia Guadalupe. This beautiful property is a flat 5 minute walk to Centro Historico, coffee shops, cafes, popular community market and art galleries via charming cobblestone streets. This immaculate property offers a private courtyard entrance with lush landscaping, walls of windows for natural light, hand lain stone walls, first floor living, well appointed kitchen with all appliances and custom cabinetry along with a 1/2 bath. Second floor offers 2 bedrooms 2 baths both with custom closet built-ins. The large covered rooftop terrace is amazing with views of the Parroquia! All details have been well thought of including: whole house water filtration system, water softener, reverse osmosis in the...



### BEDROOMS:

2

### BATHROOMS:

2

### CONSTRUCTION:

1,445 sq ft

### LAND:

996 sq ft

### PROPERTY FEATURES

- Den/Family Room
- Separate Laundry
- Pantry
- Purification System

**FABIAN**  
THE REALTOR



COLDWELL BANKER  
SMART

MIGUEL PRADO 3B, GUADALUPE, SAN MIGUEL DE ALLENDE

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\$549,000 USD

