



#### FINCA PATANEGRA ON ROAD TO JALPA



Just 15 minutes from San Miguel de Allende along the scenic Road to Jalpa, Finca Patanegra is a soulful 2-hectare retreat where the beauty of the countryside unfolds in every direction. Surrounded by the majestic Picacho hills, blooming cosmos flowers in spring, and dramatic maguey and agave plants, this enchanting property captures the authentic spirit of the Mexican campo. The charming two-story cottage offers an intimate and cozy living experience, with a kitchen, sitting area, and full bathroom on the main floor, and a peaceful bedroom upstairs. A separate artist studio creates the perfect space for creativity and inspiration. At the back of the property, a natural water hole attracts Canadian ducks during the season, while horses from the neighboring area roam freely...

#### BEDROOMS:

1

#### BATHROOMS:

1

#### CONSTRUCTION:

1,292 sq ft

#### LAND:

219,455 sq ft

#### PROPERTY FEATURES

- Mountain
- Garden
- View

**FABIAN**  
THE REALTOR



COLDWELL BANKER  
SMART

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MX\$10,800,000 MXN

