

## HOUSE IN LOMA AZUL, NEAR MULEGÉ.

The village is approximately 3.5 kilometers from Mulegé town center, near the lighthouse at the mouth of the Rio Mulegé, and well above the river flood zone.

Loma Azul is a quiet and serene village with a friendly population and now has good access from Mulegé town center, thanks to the new road construction along the north river bank. There are several extended Mexican families along with expatriates of various nationalities which give a comfortable and cosmopolitan feeling to the village. Over the years many of the residents have invested substantial funds in improving their properties. We have a fideicomiso and have lived there very happily for the past 15 years. As with all property, it has the advantage of 'Location, Location, Location' and is the premier residential area in the Mulegé district.

The lot size is 7247 sq ft, (673 sq m) and comprises a main building with two external fully self contained apartments. The three buildings total approximately 2800 sq ft (260 sq m). All buildings are site built of cement, brick and local stone and have mains water and electricity. Telephone and reliable high speed DSL InterNet are installed. Ceiling fans are fitted throughout. A small convenience store is nearby which supplies day to day essentials.

The main house comprises:

Large open plan Day Room - natural local stone floor, dining area and office space off to one side.

Master Bedroom - with separate dressing room, built-in brick and stone fireplace, vanity basin, air conditioned.

Bathroom - wash basin and wc, shower room.

Kitchen - Fitted cupboards, gas cooker, fridge/freezer. Ceiling fan and walk-in pantry.

External features are:

Large tiled barbecue area.

Laundry - Double sink unit.

750 litre water storage tank on tower, with another 750 litre in-ground cistern and pumping unit.

Apartment 1 - Cabane - is fully self contained, having an air conditioned bedroom leading to shower and wc with washbasin. Gas water heating.

Apartment 2 - Cabanita - is also self contained, has a bedroom suitable for bunk beds, a tiled shower, washbasin and wc.

The garden has mature fruit trees, Grapefruit, Orange, Key lime, Pomelo, Mango, Fig, Pistachio and Coconut palms. An automatic irrigation system is installed. Ample parking for two cars on the driveway and space for two others alongside on the gravelled garden area.

Notes to the pictures from top and left to right are as follows:

1. Day Room; 2. Main Bedroom; 3. Office; 4. Dining Room; 5. Kitchen; 6. Pantry; 7. Aerial View; 8. Main Gates; 9. House Exterior; 10. Patio; 11. Church; 12. Bahia Concepcion.

Asking \$90,000 US, turnkey, but all offers considered.

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