



# Casa Lenor

USD\$420,000





Prolongación Miguel Hidalgo 10, San Rafael, San Miguel de Allende, Gto.

Discover urban elegance in this turnkey 3-bedroom, 3.5-bathroom residence, just one and a half blocks from Avenida Independencia. Enjoy the convenience of a nearby carnicería, frutería, and tienditas, with San Juan de Dios Market only a five-minute walk, and a 20-minute stroll to the vibrant Jardín.

This home boasts a striking modern architectural design in the brutalist style, featuring concrete floors complemented by iron and glass elements throughout. The lush garden, complete with a fountain and dipping pool, provides a serene retreat in the heart of the city. The ground floor offers a cozy casita with a kitchenette, fireplace, and full bath, perfect for guests or an income-producing opportunity. The primary ensuite bedroom, also on the ground floor, accommodates a king-sized bed, includes a fireplace, and provides easy access to the outdoor garden. A conveniently located laundry room is also found on this level. Ascend to the first floor to find a gourmet kitchen, an inviting dining area flooded with light from the adjacent terrace, and a spacious living room featuring a fireplace. A half bath is also conveniently located on this floor, providing easy access for guests. The second floor hosts an additional ensuite bedroom with its own fireplace, offering a view of the Parroquia and direct access to the rooftop terrace. There is a cochera for one car with an electric gate which is currently being used as an extension of the garden; while there is plentiful on-street parking, this area could be reclaimed if desired. Additional features include an intercom system, ceiling fans, a water filtration system with reverse osmosis in the kitchen, and mosquiteros throughout. This home is a rare blend of modern design and functional living, ideal for those who appreciate architectural beauty and urban convenience.

Turnkey with exceptions.

*Information is deemed to be correct but not guaranteed.*

 166 m<sup>2</sup>  
 120 m<sup>2</sup>  
 3  
 3 Full, 1 Half  
MLS SMA8135

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