



## CASA SAM

The location alone of Casa Sam makes this property extraordinary. It is on one of the most historic streets in San Miguel, steps away from Parque Juárez and an easy walk to the Jardín.

Once inside you find an indoor/outdoor floor plan where the historic construction in the front of the house opens up to three discrete areas.

The first area is a separate casita with its own kitchen, living space, bed and bath. This front casita is ideal for use as a guest suite, rental unit or even a commercial space with a back office and storage.

The second level is the heart of the house with country kitchen, bedroom, bath and an elegant living room with floor to ceiling French doors opening onto a spacious terrace. From the back terrace a staircase leads up to a den, bedroom and full bath. All bedrooms and living areas have fireplaces. Casa Sam is a property that works as a single-family home or can be reimagined as an investment or commercial property.

Unfurnished.



US\$855,000

Area: Centro

Cuartos / Bdr: 3

Baños / Bth: 3

Const: / Home: 2,626 sf (244m<sup>2</sup>)

Lote / Lot: 4,080 sf (379m<sup>2</sup>)

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