XICO · VERACRUZ · MEXICO

Quinta San Gabriel

A private country estate in Mexico's coffee highlands

$14,000,000 MXN · approx. US$749,500

3.14 acres · 5 bedrooms · 3 bathrooms · two houses · stable · spring & stream

PRIVATE SALE

THE ESTATE

Two houses, one private estate

Quinta San Gabriel is a private country estate on more than three acres of flat, manicured land in Xico, one of Veracruz's Pueblos Mágicos, surrounded by coffee country, waterfalls and cloud forest in Mexico's coffee highlands — about 40 minutes from Xalapa and 30 minutes from Coatepec.

The single-story main house is built in warm brick with a wide covered porch made for outdoor living. Inside: an open living and dining area with fireplace, a large country kitchen, 3 bedrooms and 2 bathrooms. A separate two-story guest house adds 2 more bedrooms. With its own stable, the estate suits equestrian life, a wellness or retreat project, an eco-lodge, or a multi-generational family home.

The grounds are completely private, enclosed by a perimeter wall, with cobblestone drives, a fountain at the entrance of the main house, and wide lawns shaded by mature trees. A rare advantage in the highlands: the land has its own natural spring and a stream — valuable for gardens, animals, and any future project.

The main house and guest house across the lawn

The main house, with the highlands behind

THE DETAILS

Key facts

PRICE	$14,000,000 MXN (approx. US$749,500)
LAND	12,696 m² — 3.14 acres — 136,660 sq ft, flat and fully walled
CONSTRUCTION	Main house 353.91 m² (3,809 sq ft), guest house 55.34 m² (596 sq ft) — 409 m² (4,405 sq ft) in total, built 2002
MAIN HOUSE	3 bedrooms, 2 bathrooms, fireplace, large kitchen, covered porch
GUEST HOUSE	2 bedrooms, 1 bathroom, parking below — guests, caretaker or rental
IN TOTAL	5 bedrooms, 3 bathrooms
WATER	a natural spring (nacimiento) and a stream (arroyo) on the land
ALSO INCLUDED	stable with stalls for nine horses, perimeter wall, fountain, parking for 4+ vehicles
ALTITUDE	1,361 m (4,465 ft) — a mild highland climate all year
SERVICES	potable water, electricity, septic system + municipal sewer, internet available
TITLE	private ownership (not ejido), owned outright, free of liens
TERMS	sold unfurnished; furniture by negotiation; guest house and stable included

Main house and grounds

The garden fountain

THE GROUNDS

The land, spring & stable

More than three acres of flat land — rare in the Xico highlands — enclosed by a perimeter wall and laid out as wide lawns, gardens and pasture. The property's own natural spring and stream give it independent water for gardens, animals or a future project. A stable (caballeriza) and fenced pasture — and a stable with stalls for nine horses — make it ready for horses from day one.

The stream on the land

Pasture by the stable

Wide, flat lawns

The bamboo grove

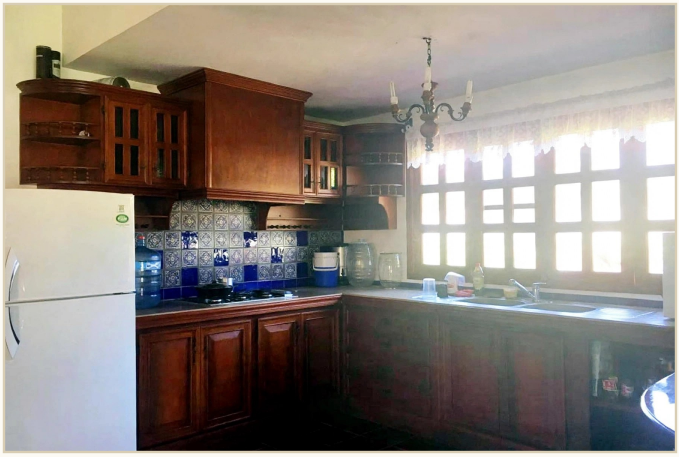
RESIDENCE ONE

The main house

Single story, built in warm brick in 2002 — 353.91 m² (3,809 sq ft) including its porches and garages. An open living and dining area with fireplace, a large country kitchen with Talavera tile, 3 bedrooms and 2 bathrooms, and a wide covered porch that runs along the house — the natural centre of daily life in this climate.

Open-plan living, dining & kitchen

A main house bedroom



The country kitchen

The principal bedroom

RESIDENCE TWO

The guest house

A separate two-story brick building of 55.34 m² (596 sq ft), set above the visitors' garage, with 2 bedrooms and 1 bathroom, its own small kitchen and living room, and a staircase to a mezzanine level. Ideal for visiting family, a caretaker, staff, or rental income — independent from the main house, within the same private grounds.

The guest house

Guest house living room

The guest kitchen

Guest bathroom

BEYOND THE GATE

Xico, Coatepec & Xalapa

The Quinta sits between three of Veracruz's most distinctive places, all in easy reach: Xico itself, a Pueblo Mágico of waterfalls and cloud forest; Coatepec, Mexico's coffee capital; and Xalapa, the state capital — culture and services included.

Texolo Falls — in Xico itself

San Jerónimo church — Coatepec

Olmec head, Museum of Anthropology — Xalapa

The coffee harvest

Coatepec — about 30 minutes

Mexico's coffee capital, and a fellow Pueblo Mágico. At 1,250 m (4,101 ft) its high-altitude arabica is among the country's finest, and the town smells of roasting coffee. The Coffee Museum at the El Cafetal Apan plantation, the Orchid Museum and garden, the 18th-century San Jerónimo church, a lively Saturday market — and the Coffee Fair every May.

Xalapa — about 40 minutes

The state capital: the 'City of Flowers' and the 'Athens of Veracruz' for its university and arts scene. Its Museum of Anthropology is second only to Mexico City's — 25,000 pieces and the colossal Olmec heads. Parque Juárez, the cathedral, Paseo de los Lagos, the Diego Rivera gallery — plus hospitals, universities and an airport.

Area photographs via Wikimedia Commons: Texolo Falls © Esparta Palma, CC BY 2.0 · San Jerónimo © Pequeño mar, CC BY-SA 4.0 · Olmec head © Adam Jones, CC BY-SA 2.0 · Coffee harvest, public domain.

THE SETTING

Location & lifestyle

Xico is one of Veracruz's Pueblos Mágicos — a traditional mountain town known for coffee, mole xiqueño, waterfalls (including the Texolo falls) and its July festival of Santa María Magdalena. At 1,361 m (4,465 ft) the climate is mild all year: warm days, cool nights, and little need for heating or air conditioning.

Coatepec — Mexico's coffee capital · about 30 minutes

A fellow Pueblo Mágico at 1,250 m (4,101 ft), and the town Mexico calls its coffee capital: shade-grown, high-altitude arabica is prized nationwide, and the centre smells of roasting beans. The Coffee Museum sits at the working El Cafetal Apan plantation; the Orchid Museum and the zócalo's public orchid garden keep thousands of species; the 18th-century San Jerónimo church anchors streets of tiled roofs and cafés — and every May, the Coffee Fair takes over the town.

An antique coffee mill, Coatepec

Xalapa — the state capital · about 40 minutes

The 'City of Flowers' and the 'Athens of Veracruz' for the cultural gravity of the Universidad Veracruzana. Its Museum of Anthropology — second only to Mexico City's — guards more than 25,000 pieces and the colossal Olmec heads; around it, Parque Juárez, the cathedral, Paseo de los Lagos and the Diego Rivera gallery. Practically, Xalapa is also where life is serviced: hospitals, universities, big-city shopping and a regional airport.

Xalapa, beneath the Cofre de Perote

Photographs via Wikimedia Commons: antique coffee mill, Coatepec © HuachinangoALaVeracruzana, CC BY-SA 4.0 · Xalapa rooftops © Correogsk, CC BY-SA 3.0.

EAT · EXPLORE · BREATHE

Gastronomy, eco-adventure & a little magic

The table

One of Mexico's great food regions, built on altitude, rain and volcanic soil. Xico is famous across Veracruz for mole xiqueño — a sweeter, fruit-and-nut cousin of the classic mole — and for its artisanal liqueurs and toritos. Coatepec adds serious coffee culture and mountain trout from cold streams. In Xalapa: picadas, pambazos and the original jalapeño, named for the city. Two hours away the port brings the coast to the table — pescado a la veracruzana, arroz a la tumbada, and the café lechero ritual at the Gran Café de la Parroquia, poured since 1808.

Pescado a la veracruzana

The wild side — eco-tourism

The rain that feeds the coffee makes this one of Mexico's richest eco-tourism corners. Waterfall country: Texolo in Xico, plus La Monja, La Escondida and Coatepec's Bola de Oro — swimming holes under cloud-forest canopy. The bosque de niebla shelters orchids, bromeliads and hundreds of bird species; each autumn the 'river of raptors', one of the world's great hawk migrations, pours down the coast. The Río Pescados at Jalcomulco, under an hour away, is a classic whitewater run, and Cofre de Perote National Park offers high-mountain hiking — with horseback routes starting, naturally, at the Quinta's own stable.

Rafting the Río Pescados, Jalcomulco

The magic

And then there is the light. Mornings arrive with the chipichipi, a fine mountain mist that drifts through the coffee groves and burns off into blue sky. Two volcanoes share the horizon: the Cofre de Perote, and on clear days the snow-capped Pico de Orizaba, Mexico's highest peak. July brings Xico's festival of Santa María Magdalena, with sawdust carpets laid through the streets; from October to February the coffee harvest perfumes the whole region. It is a place that runs at walking pace — and is quietly addictive for it.

At a glance

Coatepec ~30 min · Xalapa ~40 min · Veracruz port & international airport ~2 hrs · Mexico City ~4–5 hrs by toll highway

Photographs via Wikimedia Commons: pescado a la veracruzana © Thelmadatter, CC BY-SA 3.0 · rafting, Río Pescados, CC BY 1.0.

THE PAPERWORK

Title & terms

- Private ownership — not ejido land. (An ejido is community-held farmland under Mexico's agrarian system; it cannot be freely bought, sold or titled to an individual. This property is fully private, individually titled land.)
- Owned outright by the seller. No loans or mortgages. Certificado de libertad de gravamen available.
- Sold unfurnished as shown; furniture may be included by negotiation.
- Guest house and stable are included in the sale.
- A new appraisal (avalúo) is being arranged and will be available to serious buyers.
- Exact address is provided to serious, qualified inquiries only.

Interested?

Serious inquiries: please send a private message. We are happy to share the full photo set, documents and viewing arrangements with qualified buyers.