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## NAHUEL-QUILA LOCATION:

- Km. 24.800 of Ezequiel Bustillo Ave., (on the way to Llao Llao Hotel), 200m (656ft) from the Llao-Llao Hotel and 200m from Puerto Pañuelo. ACCESS:
- North main access on Bustillo Ave. (100m/328ft front)
- West secondary access (200m front) gravel road

### TOTAL SURFACE:

- 31,419 m2 (338,191.30 ft2)
- Direct access from the route
- Park with lawn and leisure areas
- Wooded with different types of pines and autochthonous flora
- Thinned forest in order to go through it
- Spectacular view to the Llao Llao Hotel, Cerro López and Tronador, all the natural surrounding frame of mountains
- 100 meters (328ft) from the Nahuel Huapi Lake.
- 200 meters (656ft) from Puerto Pañuelo and the Llao Llao Hotel.

### COVERED SURFACE:

- 300 m2 (3,229.17ft2) in two stories and a garage

### MAIN HOUSE:

### Characteristics:

- Total area: 31.419 m2
- Covered area: 300 m2
- Parking area: 32 m2
- 200 meters from Puerto Pañuelo
- 100 meters from the Nahuel Huapi Lake
- Direct access from the route

#### Ground floor:

- Reception hall.
- Spacious dining room.
- Living room with 2 large bow windows.
- Kitchen.
- Bookcase.
- Bedroom.
- Main bathroom.
- Secondary bathroom.
- Laundry room.
- Dressing room
- 2 fireplaces coated with stone.
- Basement.
- Pantry.
- Woodshed.

#### Upper floor:

- Access hallway.
- 4 bedrooms.
- Bathroom.
- Storing room / Dressing room.
- Fireplace coated with stone.

#### GARAGE:

- 32 squared meters (344.45 ft2) constructed with similar wood of the main house
- Spacious all-purpose storing room.

#### DETAILS:

- Constructed at the beginning of the century, maintained in excellent conditions.
- Entirely with first level wood.
- Comfort details:
- Location of the fireplaces.
- Sun exposure.
- Luminosity.
- Views to the surroundings.

#### SERVICES:

- Electricity
- Telephone line
- Water supply from Nahuel Huapi Lake
- Supply pump and filters.
- Soon, natural gas (in construction)