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## Extraordinary house in Las Barrancas de Acassuso.

1,034m<sup>2</sup> (1,1129.88 ft<sup>2</sup>) house · 6 bedrooms.

1200 Perú Street, Acassuso, San Isidro. House with unique style on the Acassuso ravines with outstanding views to the river.

This property –built by a renowned architect- is placed on a 4,000m<sup>2</sup> (43,055.64 ft<sup>2</sup>) lot and has a constructed surface of over 1,000m<sup>2</sup> (1,0763.9 ft<sup>2</sup>) comprehending three constructions: main house, guest house, and “Quincho”, area for entertaining and having barbecues.

The main house is set in two stories, and has tile roofs and a stone façade. All the materials are first-class contemporary to the year 1944.

### Characteristics:

- Lot surface: 4000 m<sup>2</sup>
- Covered surface: 1034 m<sup>2</sup>
- Age: Year 1944
- Main house: 6 bedrooms
- Guest house
- Quincho (place for having barbecues and entertaining)
- 2nd quincho
- Swimming pool solarium
- Excellent sloping garden
- Spacious even wooded garden
- Paddle tennis court

### GROUND FLOOR:

- Remarkable entrance hall with marble flooring.
- Reception toilette.
- Closet.
- Reception lounge with pegged Lapacho hardwood flooring overlooking the garden.
- Office.
- Apartment with two bedrooms, one en suite, and a full bathroom for the second bedroom.
- Double maid's quarters with a bathroom and access to the kitchen through secondary stairs.

- Service area with bedroom en suite.
- Large garage with spacious outdoor parking space for 5 cars.
- Garden tool shed.
- Laundry room with service bathroom and intercommunicating stairs to the main bedroom's balcony.

#### UPPER FLOOR:

- Hall.
- Toilette.
- Spacious living room with a bar and pegged hardwood flooring. Balcony with Moroccan tile floors and wooden railing with spectacular views to the river.
- Dining room with pegged flooring, boiserie, marble fireplace, and open views to the river.
- Intimate lounge with fabric wall covering.
- Kitchen with ceramic tiles, views to the street and to the back yard. Incorporated semi circular dining area. Connected to the dining room.
- Great master bedroom en suite with large picture windows with outstanding views to the river and access to a stupendous terrace. Hardwood flooring, marble fireplace, dressing room, full bathroom with hydro massage and shower stall.
- Two bedrooms en semi-suite with closets and a shared bathroom. Views to the back yard.
- One bedroom en suite with a double-entrance bathroom and views to the back yard.

#### FACILITIES:

- Central warm/cold air conditioning system with individual ground floor and upper floor systems by sector.
- Sprinkler irrigation system.

#### EXTERIOR:

- Excellent sloping garden fully landscaped and wooded. Stands out for its privacy.
- Spacious even wooded garden on the back sector of the house with stairs connecting to the entrance hall.
- Quincho (place for having barbecues and entertaining)/playroom with French roof tiles and metal openings that has a bar and grill.
- Tiled swimming pool with filtering system and solarium
- Another Quincho with dressing rooms.
- Paddle tennis court