



Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Luis Etchegaray

E-Mail: luis.etchegaray@remind.com.ar

Contact Info: +54 9 11 28 64 52 68/ + 54 9 11 53 89 96 54



Chacra (small farm) in Villa Maria - 34 ha

We find this 34 ha small farm in a rural atmosphere, which can be reached by new access through Canning, one hour from Buenos Aires. It is adjacent to famous Estancia Villa Maria, and nearby the Spegazzini Station. We enter the main house through an entrance hall that directs us towards the living room and the dining room. It has a playroom, 1 bedroom suite with a dressing room and 2 other bedrooms with a bathroom, a kitchen, office, pantry, and maid's quarters.

It also has an attached heated swimming pool, solarium, a "quincho" (place for having barbecues and entertaining) and a gallery.

There is a covered surface of 307m² (3305 ft²) and another 110m² (1184 ft²) semi covered.

Irrigation system around the house.

Subterranean gas tank supply.

Network electricity.

Internet with subterranean cabling.

7 ha park with exotic, varied and adult species.

6 pasturelands

1 windmill

6 drinkers

Personnel house with 1 kitchen/family room, 1 bedroom, 1 bathroom, 60m² (646 ft²) approx.

1 horse corral with high solid fence.

Characteristics:

- Total surface: 34 ha
- Main house: 307 m² (3305 ft²) covered, 110 m² (1184 ft²) semi covered.
- Heated swimming pool
- Electrical network
- Electricity with subterranean cabling
- 6 Pasturelands
- 1 Windmill
- 6 Drinkers
- Personnel house 60 m² (646 ft²)
- 1 Horse corral
- 1 shed
- Alarm system

1 10m (33 ft.) x 6m (20 ft.) shed with concrete walls and zinc roof with saddle room, attic room, and storing room.

Alarm system in the main house, in the personnel house, and in the shed and corral.

The possibilities in this small farm include horse related ones, cattle breeding, and other activities such as the cultivation of intensely aromatic and/ or medicinal herbs and spices.

Leisure, horse riding and recreational activities in a rural and peaceful environment.