



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



LA PINTORA FARM, CAPILLA DEL SEÑOR In a rural and friendly area next to other farms and ranches, only 3 km (1,86 mi) from Capilla del Señor and 1,5 km (0,93 mi) - gravel road- from Route 39, we find "La Pintora". Its 7 ha represent the ideal place for getting in touch with the country and its natural surroundings. An aged grove makes for 3 ha of the farm, while the resting land –mostly grassy meadows- is suitable for agricultural activity.

The 190 m2 (2,045 ft2) main house, 120 m2 (1,291.67 ft2) covered and 70 m2 (754 ft2) semi covered, has a living room, a dining room, one bedroom suite and two other bedrooms with a full bathroom, a kitchen with dining area.

The verandas surround the house and on one side merge to form a welcoming area with a grill and an oven.

Housekeeper's house with three rooms; a family room, two bedrooms, and one bathroom. 65 m2 (700 ft2)

"Verellen" house with veranda, 6 m (20 ft) x 8 m (26 ft) Storeroom, and a mezzanine.

3 km (1,8 mi) from Capilla del Señor

7 ha / Park 3 ha

Main house 190 m2 (2,045.14 ft2)

120 m2 (1,291.67 ft2) covered

70 m2 (754 ft2) semi covered – verandas grill

1 bedroom suite

2 bedroom suites with bathroom

Kitchen dining area

Housekeeper's house with 3 rooms

Storeroom/ warehouse

Network electricity.

Electrical and gas powered heating panels in the bedrooms.

Main large gas tank supply (zeppelin).

Wood-burning stove in dining room and 2 living rooms.

Air conditioning units (Hot/Cold) in the bedrooms.

Internet and Direct TV.