



**Broker:** María Fernanda Canals  
CMCPSI 6354 / CUCICBA 7193

**Listing Agent:** Luis Etchegaray

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

**Contact Info:** +54 11 43 25 43 25 / +54 9 11 53 89 96 54



## 19Ha in Torres, Exaltación de la Cruz

Only 4.5 km (3 mi) from Torres

by farm road in good condition. 92 km (57 mi) from Buenos Aires. In a rural environment, surrounded by farms with distant views with slight undulations, which display spectacular views from sunrise till the magnificent sunset, and with a healthy open park with certain fruit trees.

The 220 m<sup>2</sup> (2,368.06 ft<sup>2</sup>) main house with verandas both in the front and back, generously sized living and dining room with a fireplace, master bedroom suite with fireplace, 2 bedrooms with 1 full bathroom, very spacious kitchen with dining area, and laundry room.

Very good big closets in every room and in the entrance hall.

PVC openings with double glass and mosquito nets.

Colonial fences in all the house's openings.

Grill and clay oven in the veranda.

Swimming pool with resistant (anti-temperature) solarium.

The main house is 7 years old.

Design and construction: Arquinova

Housekeeper's house, family room, 2 bedrooms with full bathroom, with ceramic floors.

Shed / storehouse room 8m (26ft) x 5m (16ft) with concrete floor and gate.

Three-phase electricity.

Water well in the main house and another in housekeeper's house.

Mill in good condition.

Troughs for bovine animals and yeguarizos.

4 paddocks, 3 with 5ha and 1 with 4ha connected with gates, wire fences in good condition.

### Characteristics:

- Area: 19 has
- Main house: 220 m<sup>2</sup>
- Gallery
- Swimming pool with resistant (anti-temperature)
- Keepers house
- Storehouse
- Mill
- 4 Paddocks
- Gate with double entrance
- Troughs for animals

Gate with double access.

Currently agricultural production is being carried out in about 17ha of the farm; the rest is used by the main house area with its park and "piquete" for horses.

All the land is high ground.

#### Detailed

4.5 Km (3 mi). from Torres

92 Km. (57 mi) from Bs. As.

Surface: 19 ha

Suitability: agricultural in its totality, currently the soy crop was carried out in 17ha approximately, the rest of the surface is house area and area for horses (piquete).

Main house. 220 m2 (2,368.06 ft2) with verandas

Living and dining room with fireplace

1 master bedroom suite with fireplace

2 bedrooms with full bathroom

Very large kitchen with dining area, laundry room

Very good closets in every room and in the entrance hall

Veranda at front and back

Grill and clay oven in veranda

PVC openings with double glass and mosquito nets

Colonial fences in all the openings

10m (33ft) x 5m (16ft) swimming pool with solarium

Main house construction age: 7 years old

Housekeeper's house: family room, 2 bedrooms and full bathroom

Shed / storehouse 8m x 5m with concrete floor and gate

Three-phase electricity

4 paddocks interconnected with gates, wire fences in good condition

Mill in good condition

Troughs for animals

Gate with double entrance