



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



CHACRAS DEL PARANÁ

"Chacras del Paraná" Country Club, nearby Lima and 100km (62 mi) from Buenos Aires on National Route 9, is a sustainable project that englobes every nature-related feature. It's a perfect place for relaxing and enjoying the peace and tranquillity the country and its natural flora and fauna has to offer. It has a Club House, with mainly nautical activities, with its mooring area next to the port. There is also a Golf area and horse area in every country house.

The property is a unified 37,000m² (398,265 ft²) lot, with a construction area and a park, and another smaller corral area apt for animals. The lot is on a shared lake.

The 942m² MAIN HOUSE has 2 levels. On the ground level we find the entrance hall, very spacious 26mx5m living and dining room with doweled floors and large windows, toilette, kitchen with spacious dining area, laundry room, 4 bedrooms with 2 bathrooms (2 bedrooms, 1 bathroom) one of these bedrooms is connected to the playroom through a sliding door, and a 5th bedroom with a bathroom that could be used as the maid's quarters. On the first level we find the master bedroom with anteroom area, dressing room, spacious bathroom, and balcony/terrace surrounding the whole room. On the ground level there is also an internal patio with a pond.

26mx5m semi covered veranda.

Incorporated garage for 3 cars with automatic gate

14mx5m swimming pool coated with venecitas, and solarium.

16mx5m shed

EQUIPMENT

Central air conditioning for living and dining room

Central air conditioning for master bedroom (first level)

Characteristics:

- Lote: 37.000 m²• Casa ppal: 942 m²• Living comedor: 26x5• 5 Habitaciones• Terraza con increíble vista• Patio interno con estanque• Dependencia de servicio• Piscina con solárium• Galpón/depósito• Garage p/ 3 autos

Every room -and the garage- has warm/cold air conditioning units
Central radiating heating system in the entire house
2 water heaters
2 boilers
Manual water pump for internal pond
Solar energy fuelled heating system for running water and swimming pool
Perimeter alarm system surrounding the entire lot
16mx5m shed/warehouse
Underground large zeppelin for gas supply
Constructed area: 942m² (10,139.6 ft²)

The Country Club has internal 24hs Security system that works alongside the Lima District Police.