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## “SANTA MARIA DE LOBOS” SAN SABA CULU CULU

This magnificent country house is located in exclusive “Santa Maria de Lobos” Polo Club, with every commodity available for practicing, an excellent house, stable, guest house, saddle room, warehouse, sheds, and an outstanding Tifton Polo field overlooking the Culu Culu Lake. All this, along with its autochthonous flora and wildlife, make “Santa Maria de Lobos” a unique and unmistakable place. Located on Route 41 between Lobos and San Miguel del Monte, only 110 km from Buenos Aires, and a 40-minute drive from international airport Ezeiza.

Apart from Polo being its main activity, there are also tennis courts, water sports such as rowing, windsurf, kitsurf, and fishing at Culu Culu Lake.

The property consists of 29.63 ha divided in 5 neighbouring plots conforming a block.

The estate is accessed by a pleasant avenue with pyramid-shaped cypress trees and interleaving Phoenix palm trees. We reach an old eucalyptus plantation forming a protective rectangle around the main house, which also has a surrounding beautifully-landscaped park perfectly preserved and with varied vegetation.

The 878 m<sup>2</sup> (9,450.71 ft<sup>2</sup>) main house with covered and semi covered surfaces, has many galleries that lead to a spacious dining and living room –both with a fireplace-, wood openings with double-glazed windows, pine wood floors, kitchen, office, “winter garden”, studio, separate area of the house with two bedrooms en suite, in the other area we find the main bedroom en suite with fireplace and large picture windows, two individual comfy dressing rooms, exclusive/intimate Japanese garden, full bathroom with marble counters, and a Jacuzzi. On the upper level we find a 10m (32.8 ft) x 5m (16.4 ft) studio/family room with a fireplace, full bathroom, and a spiral staircase that leads to the terrace. Heating via gas stoves in every room.

### Characteristics:

- 100 km from Bs. As and 40' from Ezeiza
- Total surface: 29.63 ha (5 neighbouring plots)
- Main house surface: 878 m<sup>2</sup> (9,450.71 ft<sup>2</sup>)
- House for manager
- Warehouse for machinery and tools
- 5 paddocks

The guest house is attached to the stable, and it has a living/dining room, kitchen, 2 bedrooms en suite, one which has a fireplace and access to an outdoor veranda. Also, attached to the stable, we find the horse-worker's house with living room, kitchen, and a bedroom with a full bathroom. Spacious saddle room and feed buffer for the horses.

The stable has two confronting rows of 6 boxes each, each one 3.5m (11.5 ft) x 3.5m, with 35 cm (13.8 inches) walls, openings and doors made of solid wood, all access an internal patio with troughs and horse showers.

Approximately 120m, (2,1291.67) ft<sup>2</sup> house for manager/security, with gallery, living kitchen dining room, 2 bedrooms and full bathroom.

Warehouse for machinery and tools.

Boathouse.

Tifton Polo field with AAP approval.

Scoreboard

5 paddocks made of solid wood with water troughs for the horses.