



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



El Talar de Belén, Escobar, Buenos Aires

For sale and rent. A special and unique countryside park which combines rural and urban characteristics. This countryside called "El Talar de Belén" can be found only 63 km (39.1464 miles) away from Buenos Aires, in the area known as El Cazador in Escobar, Buenos Aires province. It is surrounded by well-established urban developments like Country Náutico Escobar, Puertos del Lago, El Canton, El Naudir and San Matias.

It has a surface area of 160 ha (395.369 acres) in total, which are about 2.5 km (1.5 miles) from the upstream area to the Lujan River, one of the property boundaries. There are about 660 linear meters (2165.35 feet) of river shore and approximately 100 ha (247.105 acres) that serve as an ecological reserve with marshlands (wetlands).

The upper surface represents about 35 ha (86.4869 acres) in total.

The farmhouse of 15 ha (12.3553 acres) is set high and has a gorgeous grove with a variety of species, mostly native. It is surrounded by woods and panoramic views of the marshlands. It also possesses an automatic sprinkler system close to the main house.

The main house is approximately 430 m² (10.7639 ft²) and it was built by the architect Emilio Maurette. It has two porches, one in front of the living room and the other one in front of the playroom. It has a living room with a fireplace, a dining room with access to a paved inner courtyard, a study, a playroom, a toilet, a kitchen with a separate dinette, and a laundry room. There is a master bedroom suite on a wing of the house and on the other, there are two bedrooms with a shared fully equipped bathroom. There is also another bathroom next to the playroom. There are four bedrooms in total, with five bathrooms.

The guest house has 90 m² (10.7639 ft²). The living room area has a fitted kitchen, two bedrooms, plus a small bedroom with a single bed (five beds in total) and two bathrooms with showers.

Characteristics:

- Area: 160 ha (395.369 acres)
- Main house: 430 m² (4628,477 ft²)
- 660 m of river shore (2165.35 feet)
- Farmhouse area: 15 ha (37.0658 acres)
- Guest house area: 90 m² (10.7639 ft²)
- Swimming pool 6 m x 14 m (19.685 feet x 45.9318 feet)
- Tennis court
- Soccer field
- Caretakers house (two bedrooms)
- Shed with games
- Perimeter fence
- Architect Maurette

Swimming pool 6 m x 14 m (19.685 feet x 45.9318 feet)

Tennis court

Soccer field

Caretakers house with a living room, two bedrooms, and a bathroom

A shed with games: ping-pong, pool, table football

Perimeter fence, olympic wire fence on one side and classic fence on the remaining part. In various states of preservation.

Waterholes: at the base of the gully in two areas

Amenities:

2 installed Direct TV antennas

Power grid

Natural gas network

Fiber-optic internet