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## SANTA MARIA DE LOBOS POLO CLUB MHG This 15,000

sq.m. (about 3.7 acres) property is located in the exclusive SANTA MARIA DE LOBOS POLO CLUB, right next door to the polo field. The property includes some beautiful adult landscaping in keeping with the surroundings, that creates a secluded, yet open environment, without any other houses around; it feels like living in the countryside.

The neighborhood, comprised of large plots of land, is all about polo and recreation in a safe, quiet and pleasant environment.

The house has an indoor space of 270 sq.m. (about 2,900 sq.ft.) plus 140 sq.m. (about 1,500 sq.ft.) of covered outdoor space (a veranda at the front of the house, plus a second 24m x 3m veranda at the back).

The veranda includes several living areas with views of the polo field and the sunset. The house was built 15 years ago.

The entrance porch leads into an expansive living / dining area (20m x 6m approx.) that features a salamander stove in the middle of the room, big windows on both sides –including windows that look out unto the veranda-, and a sliding door that leads out into the garden. There is also a half-bath and a coat closet. On the left hand side, there is the kitchen, equipped with commercial-grade appliances and butcher-block countertops in good condition, a door leading outside, and a big window looking out unto the veranda.

On the right hand side, there is another sizeable living area / playroom that is connected to the main bedroom (5m x 5m), with its own ensuite bathroom and a big closet. This light and airy room has a sliding door leading outside.

The main living area also leads into 2 other identical bedrooms, both featuring their own ensuite bathrooms

### Characteristics:

- Property area: 15,000 sq.m. (about 3.7 acres)
- The property is located in front of the polo field
- Main house indoor space: 270 sq.m. (about 2,900 sq.ft.)
- Covered outdoor space: 140 sq.m. (about 1,500 sq.ft.), including an open deck
- Entrance porche
- Expansive 24-meter long veranda with views of the polo field
- Ample 20m x 6m living and dining area, featuring a salamander stove
- Half-bath and coat closet in the entryway
- Commercial-grade kitchen with an island and countertops
- Main room 5 x 5 en suite

and closets. These bedrooms measure 4.5m x 4.5m each. The polished-concrete floors are in great condition. The home's white aluminum windows feature double glazing.

Storage room.

Barbecue in the veranda.

Laundry and bathroom located outside of the house.

Gas cylinder located outside of the house.

Patio area next to the veranda.

Swimming pool (12m x 6m) and deck (6m x 3m)

- vestidor y placar
- 2 5m x 5m main bedroom, with ensuite bathroom, dressing area and closet
  - Two 4.50m x 4.50m bedrooms with their own ensuite bathrooms
  - Barbecue located in the veranda
  - Polished concrete floors in perfect condition
  - Double-glazing white windows
  - 12m x 6m swimming pool, plus 6m x 3m deck
  - Additional bathroom located outside of the house
  - Storage area
  - Gas cylinder located outside of the house
  - The house is connected to the electric grid
  - Internet connection