

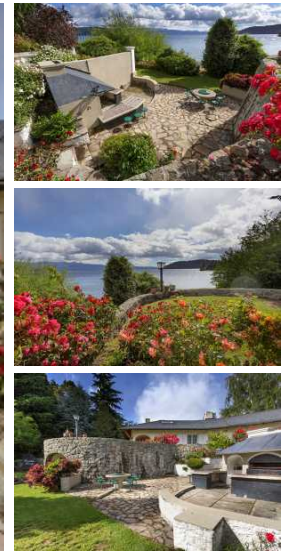


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## IMPRESSIVE AND ENCHANTING PROPERTY IN BARILOCHE

2,100 m2 (22,604 ft2) lot with lake coast located 15 'from the center of Bariloche.

This is an impressive property located on one of this area's most peaceful and enchanting bays. It has four edified units. On one hand, the main house with a comprehensive front and a view to the lake, a second residence with two stories, a third apartment for guests, and a commercial store with particular access and straight to the avenue.

The property finds itself at a 15 minute drive from the centre of Bariloche and the Cerro Catedral ski centre, just a few kilometres away from many shops, craft beer factories, restaurants and a cultural centre.

Initially it was the residence of the "El Casco" hotel owners. The property was used as a particular house combined with an exclusive residence known by its renowned guests, its tranquillity and the gourmet food.

Thirty years later, both buildings have now been renewed.

The main house has a generous living room with a fireplace and a spectacular dining room overlooking the Nahuel Huapi Lake. These are complimented with a spacious entrance hall, a kitchen and separate pantries, laundry room, three bedrooms –one of which overlooks the lake-, and three bathrooms.

In the second residence, the living room welcomes you with its cosy sofas and a fireplace. Two spacious bedrooms, with terraces and direct views to the lake, they are next to full bathrooms and dressing rooms.

The third bedroom has bunk beds for two and is next to a third full bathroom. A toilette, kitchen-dining room, and laundry complete the house.

In third place there's a small apartment with independent access, and access to the park and beach, with a bedroom, a kitchenette and a bathroom.

### Characteristics:

- Lot surface: 2,100 m2 (22,604 ft2)
- Covered surface: 540 m2 (5,813 ft2)
- It has four edified units
- Located 15 'from the center of Bariloche.
- Lake coast

Lastly, the commercial store, with direct access to Bustillo Avenue, has an extensive sales floor overlooking the lake. and a bathroom.

The park is composed of two levels. The superior level has a covered gallery/patio with a grill and a fireplace to enjoy activities such as barbecues, entertaining, as well as enjoying the park and the trees. The outdoor stairs give access to the inferior section of the garden. There we find a patio with a great grill and a large table to enjoy barbecues. A few meters away we see one of the area's most safe bays, with a 50-year-old pier that will allow easy access for bathing in the lake. The property also includes a nautical warehouse to store nautical equipment.

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#### Points of interest nearby

- Bahía Serena 0,8 km (0,5 mi)
- Capilla de San Eduardo 2,1 km (1,3 mi)
- Cerro Campanario 5,6 km (3,5 mi)
- Piedras Blancas Ski Centre 5,9 km (3,7 mi)
- Cerro Otto 5,9 km (3,7 mi)
- San Carlos de Bariloche Airport 23 km (14,3 mi)

#### Popular points of interest

- Circuito Chico 8,7 km (5,4 mi)
- Centro Cívico 10,3 km (6,4 mi)
- Llao Llao 11 km (6,8 mi)
- Cerro Catedral Ski Centre 11,7 km (7,3 mi)
- Huemul Peninsula 14,6 km (9 mi)