



Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Remind Group

E-Mail: info@remind.com.ar

Contact Info: +54 11 43 25 43 25 / +54 9 294 461-2552



Impressive house overlooking Lago Gutiérrez

Located at the centre of a hundred-year-old native cypress and coihue forest, this 710m² (7,642.38 ft²) house is organized in three stories entirely covered –both the exterior and interior– with autochthonous materials (cypress wood and stone). The house, at the most 8 years old, is built in accordance to the highest construction standards and with an ideal construction quality, with every door and window made with double panel insulated glass, and with slate ceilings that allow the accumulated snow to slide off.

We enter the lower level through a “cold” entryway, then into a small distribution hall that accesses the large living room with a fireplace oriented to the southwest with a magnificent view to the Lago Gutiérrez through the large picture windows, which also has an access to the deck. To the left of the living room we find a cosy dining room suited to entertain 16 guests, and to the right we see a cypress wood-coated library that is accessed through a lenga wood sliding door.

All of these rooms have stationed cypress hardwood flooring. The dining room leads us to a spacious kitchen with a dining area, which has polished stone counters, lenga furniture, wood cook stove, gas and electric stove, high ceilings and wooden beams. We access the deck through a door.

The distribution hall also accesses another smaller hall that leads to the bedroom area located on the inferior level, where we find two bedroom suites with ceilings, cypress floors and beams, lenga closets that access the yard through window doors. The stone coated bathrooms have lenga furniture and yellow polished stone counters.

Characteristics:

- Lot area 37.000 m²
- Covered area: 710 m²
- House organized in 3 stories
- Age: 8 years
- Overlooking Lago Gutiérrez
- GYM
- Playroom
- In/Out Swimming pool
- Service area

On the first floor, where we find the master bedroom suite, we also see an office with cypress floors and walls overlooking the lake, which has a fireplace made with local stones, which also leads to the balcony and to a back deck. The master bedroom has large windows that overlook the lake, and its plaster walls and cypress floors together create a cosy atmosphere. It has high ceilings with wooden beams and a stone fireplace. The adjacent large bathroom has a bath with hydro massage, a separate shower stall, and is also coated in stone, has plaster walls, lenga furniture and wooden beams. The bathroom also accesses the back deck and the dressing room, which also can be reached through the office.

On the underground level we find a spacious area for storing bicycles, skis, and sport gear, with lenga furniture and grey stone floors with cypress baseboards, which connects us to the swimming pool area that has a gym overlooking the swimming pool and the lake, a cosy playroom, and service area. The in/out swimming pool has, in the same area, a fireplace and a dressing room with walls entire covered with stone. The region surrounding the house has several native species such as raspberries, plums, blueberries, currants, pear trees, cherry trees, cassis, walnut trees, apple trees, etc. located strategically within a land plot that is approximately 37,000m² (398,264.69 ft²) big.

ARELAUQUEN

Arelauquen has a comfortable Club House with different common areas such as reading lounges, TV rooms, indoor and outdoor swimming pools, fully equipped gymnasiums with top of the line technology and specialized trainers.

To think of Arelauquen implies thinking of golf as a unique sensation.

For the equestrian sports lovers, Arelauquen has three Polo courts and the entire infrastructure needed; club house, 50 boxes, international school for grownups and children. The Polo Club offers all the necessary means to arrive and rapidly play without having to carry your own equipment.

If the aim is to seek for a more easy-going life and to enjoy quality time with the family, Arelauquen Golf & Country Club is an option to bear in mind. Living in a place of these characteristics offers countless possibilities for enjoying outdoor activities surrounded by nature.

Access:

- From the International Airport of Bariloche: take Circunvalación Av (Route 40), and Route 258 until the Arelauquen entrance through the Polo Access.
- From Ciudad de Bariloche: take Bustillo Av. until Km 8, access route to Cerro Catedral up to the Virgen de las Nieves crossing, and from there, to the Lago Gutiérrez with entrance through the Lake Access.

Infrastructure & Services:

- Main Club House: 1300 m² (13,993.08 ft²) of facilities and services with the best views: Chukker restaurant, 70m² (753 ft²) fitness center with latest generation equipment, 2 saunas, massage room, dressing rooms, 2 swimming pools (one semi Olympic and heated with indoor sector 5m x 4m and the rest outdoor, another one for children), deck with solarium, play room, reading lounge and TV room for adults.
- Golf Club: with bar, pro-shop and a storing space for golf clubs.
- Driving range and Putting green.
- Nautical Club with moorings.

- Kid's Club.
- Multiuse hall for social events.
- 24hs security with two access and security control points.
- Mobile security.
- Perimeter fence.
- Consolidated gravel roads with lighting.
- Snowplow when in season.
- Habilitated emergency heliport.

Hotel infrastructure:

Arelauquen Lodge: 28 rooms with spectacular views to the mountains, golf course, and lake. Each room has unique architecture, decoration and equipment, and comfortable lounge areas with large picture windows that frame the entire alpine splendor. Other services: fitness center, heated swimming pool indoor/outdoor, Sauna, relax area, Kid's Club.

Sports infrastructure:

- Golf: the 6,700-yard golf course combines 18 defying holes with the natural environment and the magnificent views to the Cerro Catedral, the Cerro Otto, and the crystal clear waters of the Lago Gutierrez. Designed by professional golfer Vicente "Chino" Fernández, the field is held as the best in the entire Patagonian region, with imported pastures and computerized watering systems in fairways, greens and tees. Arelauquen Golf & Country Club is an affiliated entity, and its course is certified by the Argentina Golf Association.
- Polo: Arelauquen Polo Club is apt both for beginners and experts, with optimum conditions that consist of 2 fields of international measurements, lateral and head safety zones. Agronomics Engineer Alejandro Battro – worldwide renowned authority in the sport- is in charge of the maintenance of the fields. The fields are located approximately 935 m above sea level, and have all the necessary infrastructure for the correct functioning of this activity: 48 boxes, corrals, horsemen and training house, housing for horse workers.
- Other sports: two tennis courts, squash court, equestrian lanes, trekking and mountain bike circuits, and mountaineering (rappel, climbing, and canopy). Water sports in the Lago Gutiérrez and snow activities in the Cerro Catedral. Given the proximity to the Limay, Manso, and Traful rivers, world-class fishing is also offered.

Gastronomic services:

- Cassis: restaurant located in the Nautical Club that overlooks the Lago Gutiérrez and delights us with its exquisite dishes and unbeatable views.
- Chukker: restaurant located in the Club House with spectacular views to the polo fields and to the Catedral and Otto mountains.
- EPIC: distinctive restaurant in the Arelauquen Lodge. It combines international cuisine with regional inspiration in an unforgettable mountain-covered setting.
- El Refugio: restaurant imbedded at 1,300 m above sea level, which is accessed by horse and four-wheelers –in summer-, or snowmobile –in winter-, through pathways in the heart of the nature reserve.
- The Golf Club House is the combination of a varied gastronomic offer with different angles and flavors to suit all tastes.