



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



Puerto Tabla

Unique location; four generations of history (1925-2017) and simplicity in the parks and constructions. The "Península de San Pedro" is a park of almost 100 years of age where Myrtles, Cypresses, Green Showers, Radals, and Coihues are found in a naturally designed and also preserved environment. We can also find Larches, Firs, Cedars, Araucarias, Beeches, Oaks, Chestnuts, Ashs, Walnuts, Sorbus, Pears, and other fruit trees.

The main house, the guest house, and the beaches are integrated through stone stairs and pathways both for vehicles and pedestrians.

The property is located 900m from Avenida Bustillo on a paved road, and contains all the 21st Century facilities.

Public street lighting and in lighting system.

Running water, aside from an underwater water pump set in the lake to supply irrigation system.

Natural gas supply. Central heating system in main house; stoves in small house.

2 telephone lines.

Electricity, Internet, and Wi Fi in both constructions.

Potential for tourism development that includes nautical activities.

9,032 m2 (97,2120 ft2) lot on lake coastline.

Age: Park 1925

Main house constructed in 1963 (with following improvements) using granite and local wood, apart from some demolition materials such as pine floors and bevel edged glass openings.

Main house

200m2 (2,153 ft2)

Characteristics:

- Age Park: 1925
- Age Main House: 1963
- Lot area: 9,032 m2 (97,2120 ft2)
- Lake Shore
- Main House: 200m2 (2,153 ft2)
5 bedrooms
4 bathrooms
- Small House: 70m2 (753 ft2) Constructed in 2004
Kitchen/dining room
4 bedrooms
2 bathrooms
- Possibility for adding constructed area

5 bedrooms

4 bathrooms

Small house

70m2 (753 ft2)

Constructed in 2004

Kitchen/dining room

4 bedrooms

2 bathrooms

Possibility for adding approximately 800 m2 of constructed area.

129,56m2 (1,394.6 ft2) expansion project approved by Municipality.