

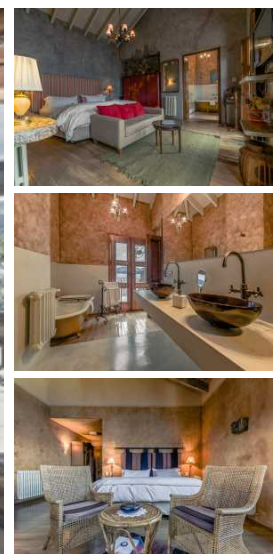


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Villa Toscana in Villa La Angostura

Splendid residence with an exquisite Mediterranean architectural style in one Patagonia's most exclusive regions. Located on a 9,100m² lot (97,952 ft²) –delimited by National Route 40 and the Nahuel Huapi Lake- this 1,250m² (13,455 ft²) multi-family Tuscan-style home is surrounded by an ancient forest of Coihue, Cypress, and Bayberry trees. Within its different levels we find eight differently decorated bedrooms en suite overlooking the lake. All of them are painted by hand and have patina finish where the prevailing colour palette includes a combination of earth tone and russet. The lenga wood and old ceramic chalky help create a warm tone in the following common areas: main living room with a fireplace, dining room and bar, reading areas, pool table, and library also with a fireplace.

This particular Italian construction style intends to faithfully mirror the surrounding nature through the predominant use of wood, stone and iron.

The wood is used for the beams that can be seen over the patina-finished ceilings and eclectic furniture; the juxtaposition results harmonious. The stone covers the exterior and frames the accesses, and the iron work can be noticed in the deck's rails surrounding the front of the house.

On the lower level –with access to the deck- we find the Spa with heated in/out swimming pool, sauna, and Scottish shower in a firewood-scented area.

The entire Villa has a central old radiator –French with fleur-de-lis symbols- heating system, which also contributes to the overall warm atmosphere.

Modern 140m² (1,507 ft²) guest house on the superior part of the lot, which could be used in the future as a landlord house or for visitors.

Characteristics:

- Lot surface: 9.100 m² (97,952 ft²)
- Main house: 1,250 m² (13,455 ft²)
- Guest house: 140 m² (1,507 ft²)
- 8 Suites
- Spa
- Heated in/out swimming pool
- Sauna
- Scottish shower