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**Lihue in Villa La Angostura** Nestled along the Patagonian Andes ridge, this unique property located on the outskirts of Villa La Angostura and only 45 minutes from Bariloche's International airport, merges the serenity of nature an impressive design and alluring privacy. This custom built retreat set on a three acre plot, with 260 feet of Lake Nahuel Huapi waterfront reveals a cosy Patagonian-style residence with its exterior coated in local stone and wood, black tiled roofing, and large picture windows with breath taking views of the lake.

The property is accessed through a sinuous internal road that descends from the route linking Bariloche and Villa La Angostura. The 6460 ft.2 main building is set in two levels. The higher level includes a 970 ft.2 master bedroom with a fireplace and jacuzzi, an independent access to the garden, two bedrooms -one en suite with a jacuzzi and a fireplace-, a very luminous living/dining room, toilette, a spacious kitchen with a vintage stove and a grill, laundry room, and the maid's quarters. The ground level features a fully equipped suite, a TV room/second bedroom, an additional bedroom or gym, and a personnel bathroom.

The parcel has been landscaped with terraces surrounded by colorful flower beds, taking full advantage of the mountain, and is covered with varied species of native trees and has several internal paths that descend to the beach where we find a wooden jetty and a store room surrounded by an outdoor leisure area and deck.

The caretaker's house has three bedrooms, a kitchen, and two bathrooms.

In addition, there is also a two-car garage with an extra bedroom and a separate outdoor barbecue area with direct access from the garden.

#### Characteristics:

- Total surface: 11.000 m2 (118,403 m2)
- Covered surface: 600 m2 (6,458 ft2)
- Main surface: 90 m2 (969 ft2)
- Straight lake coastline: 80 m (262 ft)
- House keeper's house
- 2-car garage with extra bedroom
- Separate barbecue area