



**Broker:** María Fernanda Canals  
CMCPSI 6354 / CUCICBA 7193

**Listing Agent:** Juan M. Olmi

**E-Mail:** juan@remind.com.ar

**Contact Info:** +54 11 43 25 43 25 / +54 9 11 66 40 10 00



**Excellent 8-room house in Martinez** Beautiful two-story house on a 660m2 (7104.18) lot between Santa Fé Av. and Libertador Av. On the first floor, we find the main entrance and a service entrance that head directly to the garden; a spacious living room and a living-dining room; kitchen with dining room, pantry, covered garage, a guest room with bathroom, a bureau, reception toilet, main staircase, and service staircase; also, a beautiful north facing garden, sprinkler irrigation system, gallery, barbecue, and pool.

Upstairs we have a large master suite with orientation to the front with a bathroom and dressing room, an en-suite bedroom that is also headed to the front, and two semi-suite bedrooms to the back. All of these rooms have very good dimensions; we also have a maid's room with a bathroom, laundry room, and a large storage room.

Air conditioning in all rooms and underfloor heating on both floors.

The house is located 3 blocks from Santa Fe Avenue, 5 blocks from Martinez train station, and close to shopping centers, schools, and transportation.

**Characteristics:**

- Total surface: 850 m2 (9149.32 ft2)
- Covered surface: 440 m2 (4736.12 ft2)
- Surface area: 410 m2 (4413.2 ft2)
- 8 Rooms
- 5 Bedrooms
- 6 Bathrooms
- 1 Parking space