



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

**Listing Agent:** Luis Etchegaray

**E-Mail:** luis.etchegaray@remind.com.ar

**Contact Info:** +54 9 11 28 64 52 68 / +54 9 11 53 89 96 54



## EL CABILDO COUNTRY ESTATE

In the south of Buenos Aires Province and in the north of Patagonia, we can find this country estate in the Jabalí island, which is surrounded by dunes and near the Bahía San Blas fishing village. It is only 1 km, or about 0.62 miles, away from the virgin coast of the Argentine sea, Province of Buenos Aires. Distance and location:

- 6km (3.73 miles) from Bahía San Blas
- 60km (37.28 miles) from the RN3 (National route 3) by gravel road.
- 100km (62.13 miles) from Carmen de Patagones/Viedma.
- 275km (170.87 miles) from Bahía Blanca.
- 980km (608.94 miles) to City of Buenos Aires.

Area: The property is located in the natural reserve Jabalí Island, a place with abundant wildlife and away from urban pollution.

40°36'29"S 62°12'01"W

Field Surface: 294 ha.

Main house: 920 M2 (9902.8 ft2)

Colonial-style house with an incredible 80 meters long gallery and a central tower which gives the building a remarkable similarity to the Cabildo of Buenos Aires. The property used to be a stud farm of horses, so it has a long traditional horse stall and a tower in the middle.

To the right, the entrance hall leads to the living room and to the left to the dining room, from there it is possible to look out onto the cellar, equipped with a custom cabinet and a modern wine refrigerator. Huge dining room with premium casement windows and metal mosquito nets; there's also a breakfast bar that leads to the kitchen. In the middle there is a wood burning stove. Imponent kitchen with stainless steel oven

### Characteristics:

- Field Surface: 294 ha.
- Main house: 920 M2 (9902.8 ft2)
- "intimate" garden of 2.25 ha
- Stay surface: 300 has.
- Swimming pool: 10x6
- Work area (shed/garage): 16x14
- Annexed office: 240 m2 (2583.34 ft2)
- Alley w/ corrals, drinkers, cattle landing stage stock
- Refrigeration plant: 163m<sup>2</sup>/ 1754.52ft<sup>2</sup>

and sinks, for at least 20 guests. Industrial refrigerator and freezer; connected with grill zone, two chimneys and a pantry.

The main living room has French doors that open onto the back patio deck. Large fireplace and air conditioning (hot/cold). Inside the living room there is an open reading room. The house has 5 bedrooms (wooden floating floor) with 2 full bathrooms.

The Guest apartment has its own entrance and a view to the swimming pool. It includes one bedroom and an ensuite bathroom with air conditioning (hot/cold). In the tower, going up the wooden stairs, we will reach a hallway that leads to a full bathroom. Following to the next floor, we can find a loft bedroom with large windows and a 360° view of the countryside; finally, an iron staircase leads to the rooftop. On the other side of the house to the left, there is a service area with living/dining room, kitchen, 3 bedrooms and a bathroom. The house currently has 8 bedrooms and 5 bathrooms, with the possibility of an expansion of additional bedrooms and their respective bathrooms. Two large rooms (64 m<sup>2</sup> and 80 m<sup>2</sup>/ 688.8ft<sup>2</sup> and 861.1 ft<sup>2</sup>) correspond to the garage and the deposit.

**SWIMMING POOL:** The 10 x 6 m (32.81 X 19.68 ft) concrete outdoor pool rises slightly from the terrace and garden level to create a more protected terrace. The swimming pool is bordered by anti-slip tiles and edged with pumice stone, which absorbs heat and water thanks to its porous structure. A solar water heating system was also placed by the pool (out of sight). Last but not least, the pool has three night lights integrated in its underwater walls, especially for night baths.

**GARDEN:** Inside the large property of almost 300 ha and around the house, there is a smaller square with mowed lawn which makes a more "intimate" garden of 2.25 ha (150x 150 m/ 492.12 X 492.12 ft). This garden embraces a large sun terrace with plants bordering it, also a large solar heated outdoor pool facing the sunny north side. On the other side of the house, there is another terrace that overlooks the backyard with a row of old eucalyptus.

Gallery terrace – terrace on the other side.

**WORK AREA: SHED / GARAGE** (16 x 14m/ 52.49 x 45.93 ft) with annexed office 240M<sup>2</sup> (2583.34 FT<sup>2</sup>). It is located in the backyard and also has a mezzanine for storage. Equipped with tools, workbenches, electricity points and a pit to repair cars and trucks. Within the property there are two positions of three-phase transformers to be able to supply electricity to the different work areas and to the house.

**ALLEY WITH CORRALS, DRINKERS, CATTLE LANDING STAGE STOCK AND DIGITAL ELECTRONIC SCALE** (Up to 800kg for animal weighing).

**WATER SUPPLY:** What really makes this field unique from the rest of the neighboring fields in terms of the richness is its endless SUPPLY OF FRESH WATER. During the whole year, the water is pumped from the ground, at shallow depths (1.28m/ 4.199475 ft), by a WINDMILL. Furthermore, the country estate El Cabildo has shown that it has an extraordinary drainage during heavy rains compared to the lands that surround it. This is due to the excellent soil conditions and abundance of vegetation. There has been no intense livestock grazing in the last 7 years or more.

**REFRIGERATION PLANT:** (163m<sup>2</sup>/ 1754.52ft<sup>2</sup>). Refrigerating plant in full operation that includes AUTHORIZATION and LICENCE for the work of BOVINE and SHEEP species, with daily production, unique in the area and increasingly requested. The company offers exciting business opportunities in a growing market

#### SERVICES

Network Electricity

Internet / WIFI

Fixed telephony

#### SUITABILITY AND COMMERCIAL HUBS

a) Refrigeration plant in operation with slaughter capacity of 20/ 30 bovine heads per day. It has a certificate of Slaughter and General Water Administration.

b) Very touristic, mainly because of its beautiful and quaint area. Visitors also have the possibility to practice sports such as fishing, hunting (animals like wild boars, hares, partridges, rheas), horseback riding through

dunes and beaches. They can also ride bikes or enjoy quadricycles adventures through the dunes.

c) Livestock, breeding and rearing, with natural pastures and qualified for pastures and winter greens.

Receptivity: 150 mother cows.