Broker: María Fernanda Canals CMCPSI 6354 / CUCICBA 7193

Listing Agent: Luis Etchegaray
E-Mail: luis.etchegaray@remind.com.ar
Contact Info: +54 1143254325 / + 5491153899654


## El Talar de Belén, Escobar, Buenos Aires for sale and rent. a

special and unique countryside park which combines rural and urban characteristics. This countryside called "El Talar de Belen" can be found only 63 km ( 39.1464 miles) away from Buenos Aires, in the area known as El Cazador in Escobar, Buenos Aires province. It is surrounded by well-established urban developments like Country Náutico Escobar, Puertos del Lago, El Canton, El Naudir and San Matias.
It has a surface area of 160 ha ( 395.369 acres) in total, which are about 2.5 km ( 1.5 miles) from the upstream area to the Lujan River, one of the property boundaries. There are about 660 linear meters ( 2165.35 feet) of river shore and approximately 100 ha ( 247.105 acres) that serve as an ecological reserve with marshlands (wetlands).
The upper surface represents about 35 ha ( 86.4869 acres) in total.
The farmhouse of 15 ha ( 12.3553 acres) is set high and has a gorgeous grove with a variety of species, mostly native. It is surrounded by woods and panoramic views of the marshlands. It also possesses an automatic sprinkler system close to the main house.
The main house is approximately 430 m 2 ( 10.7639 ft 2 ) and it was built by the architect Emilio Maurette. It has two porches, one in front of the living room and the other one in front of the playroom. It has a living room with a fireplace, a dining room with access to a paved inner courtyard, a study, a playroom, a toilet, a kitchen with a separate dinette, and a laundry room. There is a master bedroom suite on a wing of the house and on the other, there are two bedrooms with a shared fully equipped bathroom. There is also another bathroom next to the playroom. There are four bedrooms in total, with five bathrooms.
The guest house has 90 m 2 ( 10.7639 ft 2 ). The living room area has a fitted kitchen, two bedrooms, plus a small bedroom with a single bed (five beds in total) and two bathrooms with showers.

## Characteristics:

- Area: 160 ha (395.369 acres)
- Main house: 430 m2 (4628,477
ft2)
- 660 m of river shore (2165.35


## feet)

- Farmhouse area: 15 ha (37.0658 acres)
- Guest house area: 90 m 2 (10.7639 ft2)
- Swimming pool 6 mx 14 m ( 19.685 feet $\times 45.9318$ feet)
- Tennis court
- Soccer field
- Caretakers house (two bedrooms)
- Shed with games
- Perimeter fence
- Architect Maurette

Swimming pool $6 \mathrm{~m} \times 14 \mathrm{~m}$ (19.685 feet $\times 45.9318$ feet)
Tennis court
Soccer field
Caretakers house with a living room, two bedrooms, and a bathroom
A shed with games: ping-pong, pool, table football
Perimeter fence, olympic wire fence on one side and classic fence on the remaining part. In various states of preservation.
Waterholes: at the base of the gully in two areas

Amenities:
2 installed Direct TV antennas
Power grid
Natural gas network
Fiber-optic internet

