



**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



**Don Eugenio, Lobos, Buenos Aires** Special property with an important colonial-style house of 450 m<sup>2</sup>, ideally located for recreation and/or polo, equestrian, or cattle activities, just 10 km from Lobos. Close to La Espadaña Polo Club, Santa María de Lobos, La Araucaria, and all the polo activity in the Lobos area.

110 km from Buenos Aires city.

Surface area: 37 hectares

At the entrance to the property, there is a notable tree-lined path starting with silver poplars and continuing with old elm trees. The park is home to large, leafy, ancient willows, but the standout features are an oak and a linden tree, both over 70 years old, providing a shaded spot for social gatherings very close to the main house.

As for shrubs and herbs, it is a garden with lush and diverse vegetation, offering plenty of fragrance due to the presence of jasmine, which thrives along the arcades of the house.

Surrounding this park is the significant Colonial-style main house of 450 m<sup>2</sup>, with an entrance hall leading to a very spacious living and dining room of 130 m<sup>2</sup>, with a library/TV room/playroom area, a guest toilet, and double circulation that leads to the bedrooms. The main suite has two walk-in closets and two complete bathrooms. There are also three other en-suite bedrooms, all with generous dimensions and full bathrooms. The property also includes a kitchen, office, laundry room, storage/pantry, ironing room, and a service area with a bedroom and bathroom.

**Characteristics:**

- Only 1 hour from Buenos Aires
- Main House: 450 m<sup>2</sup>
- Surface: 37 ha
- Main Hall: 130 m<sup>2</sup>
- Toilette
- 4 en-suite bedrooms
- Main room with 2 walk-in closets and 2 full bathrooms
- Large kitchen-dining area
- Service quarters
- Swimming pool / Tank
- Additional building / Atelier
- Caretaker's house
- 5 paddocks with water troughs
- Gas with Zeppelin (tank)
- Electricity grid
- 1 windmill
- Small stockyard
- Fences in fair condition
- Internet

An additional 70 m<sup>2</sup> building serves as an atelier, which could be used for other purposes.

A 70 m<sup>2</sup> house for caretakers with a living room/kitchen and two bedrooms with one bathroom.

Swimming pool / Australian tank

5 paddocks with water troughs

1 windmill

Small stockyard

Fences in fair condition

Electricity grid

Gas with a Zeppelin (tank)

Internet

Agricultural and/or livestock-suitable land, a relatively high plain. Moderately well-drained, with slow runoff and moderate permeability.