

ESTANCIA EL CABILDO, ARGENTINA



Location: Rural area, on the Island of the Wild Boar, (Isla del Jabalí) which is connected to the main land with a 1-directional bridge. The property is at 5 km to the village of Bahía San Blas and **1 km from the beach**, in the Province of Buenos Aires, Patagonia, Argentina. **40°36'29"S 62°12'01"W**

Plot: 294 ha/ 726 ac of grassland

Total constructed area: 1,383 m² (920 +60 + 240 + 163)

House: 920 m² (8+ bedrooms, 5 bathrooms)

Outdoor swimming pool: 60 m² (10x6m)

Permanent supply of fresh (drinking) water

Abattoir incl. all permits: 163 m²

Barn: 224 m² (16 x14m) + annex office 16 m² (4 x 4m) =240 m²

Safety: located in a very safe and quiet rural area.

Price: On request.



Pool



Pool by night

DESCRIPTION OF THE PROPERTY

LAND: This property of 300ha has **EXCELLENT PASTURES** for **LIVESTOCK** in a rural rich **HUNTING AREA** for wild boar, hare and ostriches among others. In our meadows we have several wild and tame horses. Estancia El Cabildo is surrounded by farmlands. No neighbours at sight.



The horses (foals)



Drinking spot horses

AREA:

Separated from the mainland by two streams, the island of Jabalí (Island of the Wild Boar) forms a semi-circular terrain of some **6,000 hectares (approximately 15 kilometres long and 6 kilometres wide)**. Due to its characteristic of being a "sea well", it has no strong waves or swell. The coast is partly formed by a pebbly shore and mostly by a sandy beach.

The island of Jabalí is a **Multi-Use Nature Reserves (RUM)** on the east coast of Patagonia, and therefore full of wildlife. RUM means a type of protected natural area where productive activities can be carried out as long as they do not degrade the ecosystems they are intended to conserve.



Waterfront Bahía San Blas



Beach Bahía San Blas

HOUSE: COLONIAL-STYLE COUNTRY HOUSE 80 m long gallery and central tower bear a striking resemblance to the famous “Cabildo” of Buenos Aires, which was the seat of the town hall during colonial times. The Estancia originally functioned as a **POLO HORSE RANCH** due to its **excellent pastures and abundant fresh water**. The building was a long row of **42 still existing boxes** for horses (each 16m²) with a tower in the centre to monitor the breeds. Some of the old stable doors are still intact and integrated into the architecture.



Covered Gallery



DOWNSTAIRS:

The entrance hall - **wine bodega**, dining room. The bodega is equipped with a **custom-made wooden wine cabinet**.



Entrance hall and Wine bodega

LARGE DINING ROOM with a **breakfast bar** - **GASTRONOMIC KITCHEN** with grill barbecue area with 2 fireplaces, **pantry**



Dining room



The **CENTRAL LOUNGE/ LIVING ROOM**, large fireplace and an **INTERIOR GALLERY**



Living Room



Indoor Gallery and living

Open study room. Several BEDROOMS; one individual and two double spaced bedrooms w/bathrooms including bathtubs. Bedrooms and corridors all with floating wood floors. Electricity and WIFI internet connection on the whole estate.



Bedroom



Dressing room



Bathroom



Bedroom

GUEST ROOM (48m²) en-suite bathroom. With air-conditioning (hot/cold) and an tv antenna connection- private entrance.



Guest apartment

TWO LARGE SALONS (64m² and 80 m²): One with large wooden garage doors. SPACE IS PERFECT TO CREATE easily 4 MORE BEDROOMS WITH en-suite BATHROOMS.



Deposit Salon



Garage Salon

PERSONNEL QUARTERS: living/dining room with breakfast bar, kitchen, bathroom (WC, bidet and shower) and 3 bedrooms; As previously mentioned, the house has a total of 8 bedrooms and 5 bathrooms, but has plenty of scope for expansion.

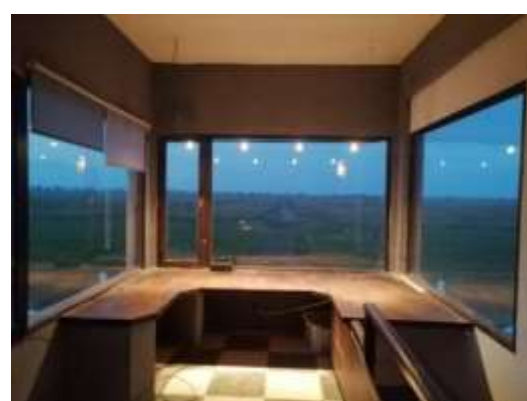
Personnel's quarters



UPSTAIRS IN THE TOWER: first floor: corridor and bathroom (toilet, bidet and shower) on top floor: **LOFT TYPE BEDROOM** with large windows **OVERLOOKING THE LAND IN 360°** staircase to the **rooftop**.



Tower bedroom (south)



Tower bedroom (north)

GARDEN: mown lawn, garden (2,25ha 150x 150m). **Grand terrace** and a large outdoor **LARGE SWIMMING POOL**, heated by solar energy. **Backyard with a row of old eucalyptus trees.**



Plant borders



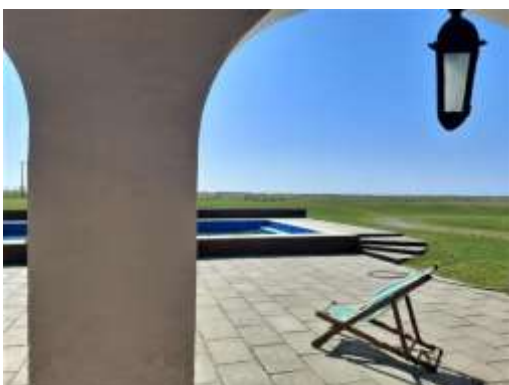
Gallery – terrace next to the pool



View from tower on garden and pool. (north)



SWIMMING POOL: (60 m2 10 x 6 m) with anti-slip and a-thermal pumice tiles and solar water heating and 3 lights built into its underwater walls.



Terrace next to the pool



WORKING AREA

BARN/GARAGE: (approx. 16 m x 14 m) and an **annex office** (16m² 4 x 4m). with mezzanine for storage. Tools, workbenches, power sockets and a **drive-over-pit**. Inside the property there are **two three-phase transformer positions** to supply electricity to the different work areas and the house.



Barn and office



Scale for animals

Barn and office



Drive-over-pit



**PADDOCKS, LIVESTOCK PENS, FEEDERS, CATTLE
MANAGING CORRIDORS and a DIGITAL ELECTRONIC
SCALE (up to 800 kg for weighing livestock) are available.**



FRESH WATER SUPPLY ALL YEAR ROUND:

INTERMINABLE PROVISION OF FRESH DRINKING WATER at a very shallow depth (1,28m) by a WATER MILL all year round.

In addition remarkably well drainage compared to the surrounding estates during heavy rains due to the **EXCELLENT SOIL CONDITION AND ABUNDANCE OF VEGETATION.**



FRIGORIFICO/ ABATTOIR: (163m²). **IN FULL OPERATION** meat processing plant including **HABILITATION AND PERMITS** for the slaughter of **BOVINE and OVINE** species, with daily production, unique in the area and **INCREASINGLY IN DEMAND. INTERESTING BUSINESS OPPORTUNITIES IN A GROWING MARKET.**



Road to the Abattoir



LOCATION OF THE PROPERTY




DISTANCE TO BUENOS AIRES: +980 km

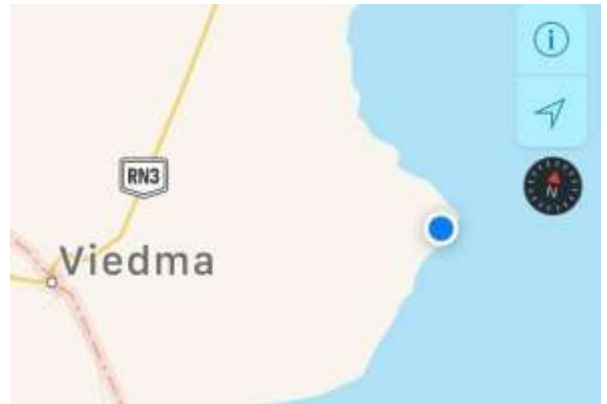
DISTANCE TO BAHÍA BLANCA AIRPORT: +275 km

DISTANCE TO VIEDMA AIRPORT: + 100 km

Bahia San Blas



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COORDINATES ESTANCIA EL CABILDO: 40°36'29"S 62°12'01"W

GOOGLE EARTH IMAGES:



Property on the island "Isla de Jabali"



House and abattoir




House with garden



El valor de la palabra

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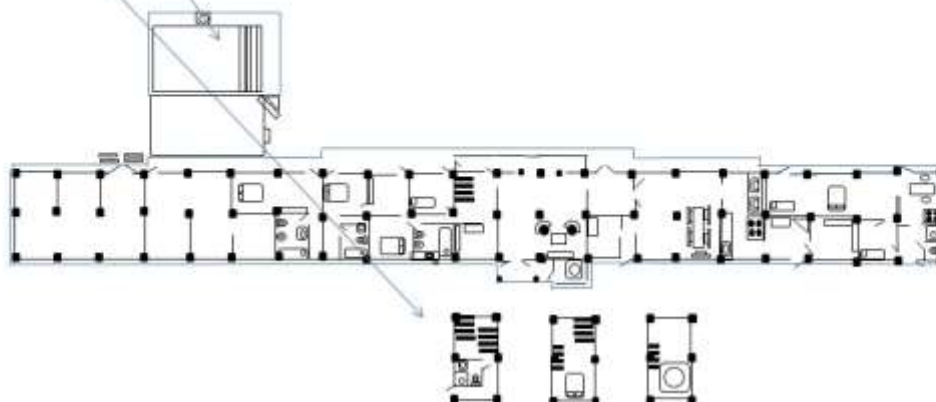
Aerial view of the property

Bird's Eye View Plan 2D of the House

— = 4 m

Swimming Pool

Tower 1st floor, 2nd floor and roof




El valor de la palabra



Daniel Schapschuk
Campos y estancias

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