

AN ALLURING “COLONIAL STYLE LUXURY PROPERTY” IS A GEM OF A FIND!

Believed to originally have been the Country House of Coronel Campos situated in Rama Caida the most desirable neighbourhood in San Rafael.

Over recent years it has been lovingly remodelled and renovated enhancing all aspects to create an inviting and homely residence.

Set on 3.20 Hectares this beautiful property consists of a Main Abode (324.50 Sq metres), a Casita (57.81 sq metres), a Salon (Renovated Barn - 166.91 sq metres), Salon Guest Bedroom with Ensuite (16.98 sq metres) and a luxury pool area.

The Main Abode has been totally upgraded and now has a large Kitchen/Diner (4.20m x 7.84m) with all 'Brazilian Oak' custom made fittings. Granite countertops with a bar area and has wrought iron Chandeliers which compliment the light fixtures throughout the living area. There is also a 'nostalgic' feature of a working 'Cocina Economica' (akin to an Aga range cooker).

The Kitchen comes fully furnished with recently fitted '5 Burner Electrolux Cooker', 'Candy Dishwasher', 'GE Large Fridge Freezer' and an "LG Washing Machine'. Plus a new split unit of Heating and Air Conditioning.

Off the kitchen there is a Cloakroom (2.29m x 1.89m) with adjacent separate Walk-in Shower (1.15m x 0.85m).

An elegant fully furnished Formal Dining Room (4m x 4.88m) filled with natural light, has high ceilings (4.05m) with ceiling fan, adobe walls, original wood flooring and 2 gorgeous sets of tall double doors reminiscent of the Colonial era.

A sweeping comfortable Living Space (3.77m x 8.80m) has the rustic charm of an attractive large Open Fire place. Also has a new split unit of Heating and Air Conditioning plus a recently fitted Natural Gas Heater. An archway leading into another Living Space (3.77m x 10.53m) with an Algarobo (Carob) hardwood drinks bar and a relaxing seating area.

A fully furnished superb Library/Study (4m x 4.88m) homes two huge Bespoke bookshelves. A spacious natural light filled room with high ceiling (4.05m) and ceiling fan, original wood floor and also 2 sets of tall double doors reminiscent of Colonial era.

A Home Gym (3.26m x 3.67m) with high quality exercise equipment. A recently fitted Natural Gas Heater and an Antique Cast Iron Woodburner. If necessary this room could easily be converted to another bedroom with ensuite.

Next to the Home Gym is a Storage Room (2.88m x 5.58m) which could potentially be used as part Storage/Bedroom and converted to incorporate another bathroom.

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A spacious Master Bedroom (4m x 4.88m) with high ceilings (4.05m) and ceiling fan, adobe walls and a charming original working Open Fire place. A newly fitted split unit for Heating and Air Conditioning.

There is also the original quaint Cellar here which can be used as a Wine Cellar or for Food Storage.

Adjacent to the Master Bedroom is a sizeable Walk-in Closet (3.62m x 3.94m) which has a door that opens out into a Private Courtyard with it's own External Covered Gallery (36.75 sq metres) plus it has a recently fitted Natural Gas Heater.

A large fully furnished Ensuite Bathroom (3.65m x 2.92m) with walk-in shower, bespoke vanity unit and stand alone wrought iron bath tub.

There is also a character filled Double Bedroom (5.38m x 3.34m) that used to be a 'Capilla' (little Chapel) which also has an Ensuite Bathroom (2.32m x 1.9m) with custom made tiles to keep in tone with the rest of the flooring.

Off the Living Space & Kitchen there is an extensive External Covered Gallery (100 sq metres) where you can relax, entertain and enjoy the tranquility of the park. At varying times of the year the Gallery is filled with the scents of Jasmine, Wisteria, Honeysuckle, Wild Rose and others! Such a special place!

A recent addition of a cozy Outdoor Fire Pit is an enticing space and perfect for star gazing too.

Near the Main Abode is a large 'Parilla' and 'Bread/Pizza Oven' and is a wonderful outdoor cooking space.

The charismatic Casita also has an External Covered Gallery (56.40 sq metres) and it's own parilla and 'Bread/Pizza Oven'. Inside there is a Double Bedroom (2.94m x 3.35m), an open plan Kitchen/Dining/Living Space (2.94m x 7.83m) both with recently fitted Natural Gas Heater and a large Cloakroom with Shower (2.00m x 2.94m). It still has the original charming Front Doors.

The Renovated Barn/Salon with adobe walls is an immense space consisting of a huge fully furnished Kitchen (4.76m x 5.90m) with a Whirlpool 5 Burner Cooker, Whirlpool Dishwasher and an Electrolux Fridge. It also comes with Bespoke Wooden cabinets and Granite Countertops. The countertops surrounding the sink has been restored and were originally in the Main Abode. Plus a recently fitted Natural Gas Heater.

There is a particularly large 'Storage' room (4.92m x 5.90m) that can be used as extra Living Space. A super vast Entertaining Area (4.99m x 11.96m) with a towering ceiling (4.26m) also recently fitted X2 Natural Gas Heaters and there are X2 ample sized Cloakrooms (1.32m x

3.

The Salon also has its own External Covered Gallery (88.53 sq metres) which wraps itself all around providing a Covered Gallery space to the Salon Guest Bedroom. It has its own huge under cover 'Parilla' with a 'light fitting' along side for night time use.

An impressive feature outside the Salon is the majestic Bur Oak Tree which is around 175 yrs old and has flood lights at the base of its trunk so at night time it can be illuminated.

The Salon Guest Bedroom is a fully furnished double bedroom (4.28m x 5.32m) also with a towering ceiling/ceiling fan and light filled Ensuite with walk-in shower (1.64m x 2.20m). It also has recently fitted Natural Gas Heater. Healthy organic fruit is for the picking when in season off to the side such as Cherries, Grapes, Plums, Mulberries, Cherry Plums and Figs.

Ornate Custom Made ebony wrought iron Spanish Colonial Style bars can be found on all the windows and doors of the Main Abode, Casita, Salon and Salon Guest Bedroom to enhance the traditional charm of the property.

A 'unique' and 'delightful' feature is a 'bridge' made from River Stones which incorporates the Argentine Sulki Wooden Cart Wheels which leads you to the much enjoyed Pool area. The sea blue Swimming Pool (12m x 5m) has the largest Quincho (54sq metres) closest and the smaller Quincho (40.80 sq metres) the opposite side with a pool 'Parilla' area and some more Grape Vines growing alongside. There is also an invaluable working 'Poso' (Well) that is used to fill the swimming pool and also irrigate the land if ever needed.

Around the Pool area are established Palm Trees and more of the fruit trees such as Pomegranate, Walnuts and Mulberries.

The Park is meticulously maintained with a rich variety of delicious fruit trees such as Cherry, Apple, Pear, Quince, Pomegranate, Peach, Cherry Plum, Orange, Loquat or Japanese Medlar, White and Black Figs, White and Black Mulberries, Apricot, Olives, Horse Chestnut, Almond, Walnut, a variety of Vines with eating Grapes and all Organic.

Adorned also with other established trees and shrubs such as already mentioned the Bur Oak, Eucalyptus, Cypress, Poplar (Alamos), Pine, Bay, Magnolia, Wisteria, Honeysuckle, Yuccas, Pampas Grass, Aloe Vera (medicinal) Forsythia, Roses, Camphor and common variegated Bamboo.

This continually giving property is split into 3 Sections. All of the above is found in the First Section. The Plum Orchard is in the Second Section and the Third Section is a blank canvas to use your imagination to create another wonderful space. There are the options to plant more trees, keep horses or open up the space as part of a Tourist business or whatever your heart desires.

There is also a 'Car Port' that fits six vehicles. And there is ample land alongside that can also be converted for added parking space if necessary.

4.

The utilities on the property are - (i) Mains Gas (ii) Potable Water (iii) Mains Electric (iv) Fixed Line Telephone (v) Internet Connection.

Local Amenities are all within walking distance such as Minimarkets, good quality Butchers, Fruit and Vegetable Vendors, Bakeries, Ice Cream Parlour, Health Centres, Hairdressers, Gomeria (Tyre repair shop), Veterinary Clinic, Pharmacy, along with several Rural Schools. The local Bus service can be easily accessed too.

Tourist attractions such as well known Bodegas (Wineries) are also within walking distance and some typical Argentine asado restaurants.

This captivating property is nestled by the foothills of the Andes Mountains with mountain views and Condors can also be seen flying over being so close to the mountains that is a Sanctuary for the Andean Condors. The property is only 15 minutes one way to the Main Tourist attraction of 'Valle Grande' and 'Canon Atuel' and 15 minutes the other to the town centre of San Rafael.

Valle Grande is the place for the top tourist activities such as River Rafting, Horseback Riding Tours, Ziplining and Aerial Adventure Parks, Parasailing and Paragliding, Hiking, Camping and Nature and Wildlife Tours and more... And as already mentioned Valle Grande is a Sanctuary for the Andean Condors where there is a Viewpoint (Mirador) where you can see the Condors for yourselves!

So needless to say that The Prized aspect of this alluring property is the exciting potential to expand into the growing Tourist Business.

The expansive Park is ideal for outdoor entertaining and this property has added ample space with endless exciting possibilities to develop a home business.

With the property holding the appeal of being steeped in history of having believed to have been the Country House of Coronel Pedro Jose Campos (1770 - 1844) who was the First Official Governor of Mendoza during the internal battles and the country's battle for independence. He was part of the Armed Forces at that time in the Calvary No 777 which numbers can be seen in the Master Bedroom today of the Main Abode.

The property also sits on what used to be the 'land' of the Indigenous people with what they all the 'Indian Caves' close by being another Tourist attraction.

The Casita, the Salon and Salon Guest Room can be rented out and also listed on Air Bnb at the market prices to earn an exceptional income.

Cabanas can easily and affordably be added to increase this income and the Third Section of the property with stunning mountain views is the perfect location that can also be used for Tourism. Much loved Camping lends itself to this area.

5.

INCOME POTENTIAL

To give you some idea of income already and potential income – below are the current rental costs in the Rama Caida area -

Casita rental price: 100 - 150 + dollars a day

Salon Guest Room: 100 - 150 + dollars a day

Salon rental for celebrations or simply gatherings - (prices vary for 'time' of 'rental' and type of celebration can be \$600 a celebration. For example, Weddings, 15th Birthdays, etc.

Camping: \$40 - \$50 + per day.

The Salon could also be run as a 'Restaurant' for Breakfasts, Lunch and Dinners as added income.

The Quinchos and Pool on their own can be rented out also - prices vary depending on length of time and for what occasion.

So it can be seen that there is an enormous potential for Tourist Business with an increase in income exponentially.

The Main Abode could also be converted if so wished to the likes of a Exclusive 'Boutique Hotel' if the property was to be run as a business completely!