

EXECUTIVE SUMMARY
BOUTIQUE HOTEL WITH RESTAURANT AND ROOM FOR
WEDDINGS AND EVENTS

For an investor to find a place that combines tourism, in a peaceful and quiet environment, a short trip from Buenos Aires that stands out for its architectural and historical value and that also has a Quality in the Management of Accommodation, services and management I believe that provokes a kind of mixed sensations. The feeling of knowing that the long-awaited opportunity is there, the anxiety to corroborate the benefits that are described...too good to be true? Well no it is not, that place exists and let me tell you about this magnificent property. And I use the expression “tell you” because this place that was born from a dream and today shines with its own light, so it doesn't deserve just a few paragraphs detailing its technical specifications that you are used to.



As you can see, it is a sublime property of 3 hectares, with a frontage of 159 meters on the road.

And in this beautiful property you will find an old house that has been recycled to new, built in 1897 that preserves its original style and façade, as well as the double height in its rooms and its period gallery that surrounds a mythical mill.





The mansion has been completely restored but maintaining its classic French style from the 19th century and today it is intended for visitors to enjoy a sublime experience in rural hotels.

The hotel has 10 spacious rooms, each with a private bathroom. The largest room measures 39.5 m² plus a 9 m² bathroom and another room has a double room.

But this hotel also has an apartment, with 2 entrances, a living room and two bathrooms, which will become two new hotel rooms, with which the capacity will be expanded to a total of 12 rooms.

All rooms have flat screen TV with Direc TV, in addition each room has air conditioning, cabinets and furniture of exquisite taste and style. Of course, as expected, the beds are extremely comfortable for guests to rest. But if that wasn't enough, all rooms have garden views.





So in a few words, we have rural accommodation with all the comfort, a well-cared environment and elegant decoration to create an intimate and discreet environment, where you can spend peaceful days in a rural environment. An invitation to poetry.

But this is not all, there is another recycled and expanded construction on the property that functions as a country restaurant, where you can taste a variety of typical dishes from the region and exquisite desserts that satisfy the most demanding palates of visitors who appreciate the gourmet gastronomy and local delicacies, in addition to traditional artisan pasta.

This restaurant has a main room of 220 m², with capacity for 180 people, which is perfectly equipped with a stage with lighting and an audio system, as well as a centralized heating system, which makes it the ideal place to be used for celebrations (that dream wedding, that special birthday, etc.),

business and executive events, conventions, and other celebrations that you, dear investor, can think of.

The hall has two fireplaces, a stage, 3 women's bathrooms, 2 men's bathrooms, 1 bathroom for people with disabilities and 1 rear bathroom for service personnel. It also has another 50 m² room in the old part.

The kitchen has two rooms and measures 40.45 m² and the grill area and clay oven is covered and measures 32.15 m² plus another built and attached part of 8.5 m².





But if this were not enough, the hotel has a basement of 40 m² where a Roman Bath is located, ideal to be used as a spa, that is, a special and ideal place since the Roman Baths are known precisely for their therapeutic benefits to relax the body, mind and combat stress.



For those who enjoy training, even on vacation, the hotel has a fully equipped gym.

Currently, a 129 m² house has been completed to be used as a manager's home, with all the comforts you can imagine.

The benefits of this hotel, as if they had not already been enough, are completed with a round pool, a rectangular pool of 10 x 5, an old mill, a covered pergola to park 8 vehicles, an open parking lot for more than 50 vehicles, ancient grove with more than 130 plants for the guest to enjoy the trill of the birds and the majestic natural environment that our beloved Republic of Argentina offers us and as an additional there is a barbecue area under the trees with counter, sink, floor and spectacular lighting nocturnal

The entire complex has a security camera and alarm system, three-phase underground electricity (installed power 30 kva), a 6,000 liter/hour submersible pump and a water pump, a 50 kva generator and no, my dear investor, when you acquire the property do not worry about visiting it and not being able to communicate with your loved ones to share the special moments that you will enjoy since both you and the guests of the wi-fi internet service in the hotel zone and in the restaurant, so whether you are enjoying a continental or buffet breakfast after a restful sleep, enjoying the pool or tasting "that" dish made with the best quality products and for the most demanding palates, you will always be connected with your loved ones to share pictures or talk about the wonderful moments you are experiencing.

As you can see, this is a unique hotel. What makes it unique? The details, the magnificent restoration carried out, respecting the architectural and historical values of the place, the excellent management and constant innovation of its owner, whose obsession has been and is to anticipate the wishes of the client, whom he considers a guest and friend. For this reason, when arriving at that place, what is truly special is that the client will feel like a family and will have an unforgettable experience, wrapped in the placidity and romanticism of our Argentine countryside, with all the services to relax on the deckchairs. , adapt the view to the dimensions and colors of the field, rest your eyes on the wide horizon and contemplate unforgettable sunsets where the sky and peace are the protagonists of a stay that will turn out to be unforgettable.





But as surely at this point you, who have already visualized yourself as the next owner, want to know specifically the characteristics of the property, I will briefly detail them:

Total area: 30,568 m²

Covered area: 1,580 m²

Description: boutique hotel, restaurant and events room

Services offered:

- Room service
- Rooms with private bathroom and air conditioning
- Family rooms
- Non-smoking rooms
- Bussiness center
- Gym
- Roman baths (spa)
- Garden with leafy trees
- Children's menu
- Parking in the private establishment
- Outdoor pool
- Restaurant
- Meeting / banquet rooms
- Free wifi

As a corollary to this presentation, i would suggest that you think about the detail of this property, the exquisite taste, style and vision of the owner, who has made countless improvements to date, but the immense potential for the development of future projects, given that the space

allows unleashing the imagination and evaluating many possibilities.

Dear investor, you and i know that today the tastes and needs of tourists have changed, as well as changes in marketing and promotion channels. today's tourists seek experiences related to the destination where they travel, that inspire them, provide added value and generate enrichment or personal development, whether social or cultural. tourists want to feel more like a local and less like a tourist. they want activities that make them understand and participate in the life and culture of the destination. This property anticipated the new era thanks to the vision of its owner and today it does not sell a stay to the tourist, but rather an experience. we await your inquiry.

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Disclaimer: All information provided in this document to date is believed to be true and current, obtained from the owner. In spite of this, without bad faith or bad intention, involuntary errors could have been incurred regarding the measurements and dimensions, which will be corrected with the corresponding comparison of the deed and other cadastral documents and the Property Registry. .

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In the event that the interested investor wishes to reserve the property until the time of his visit, a guarantee deposit must be given so that the property ceases to be offered during the validity of the period established in common agreement with the owner.