

# ESTANCIA EL CABILDO, ARGENTINA



Discover this **RURAL PRIME SEASIDE ESTATE**, set in the northern region of **PATAGONIA, ARGENTINA**. A **one-of-a-kind property**, that is nestled along the unspoiled eastern coastline of Buenos Aires province, presenting the perfect opportunity to invest or manage a boutique hotel, eco-lodge or family home. But in reality the possibilities for its exploitation are endless in a natural, serene and protected environment.

**Location:** Rural area of the island: "Isla de Jabalí", at 3 km of "Bahía San Blas", (**only 1 km to the beach**). Province of Buenos Aires, Patagonia, Argentina. **40°36'29"S 62°12'01"W**

**Plot:** 294 ha/ 726 ac of grass land. Surroundings: Rural area in Natural Reserve.

**Total constructed area:** 1,293 m<sup>2</sup> (830 + 60 + 240 + 163)

**House:** 830 m<sup>2</sup>

**Outdoor swimming pool:** 60 m<sup>2</sup> (10x6m)

**Permanent fresh water supply**

**Annexe building:** 163 m<sup>2</sup> and **Barn:** 224 m<sup>2</sup> (16 x14m) + annex office 16 m<sup>2</sup> (4 x 4m) =240 m<sup>2</sup>

**Documentation and Legal Status:** The property has all titles and documents in order, ready for a seamless transaction. It offers flexibility in use, allowing for residential, commercial, or agricultural purposes.

**Price:** on request



House from west side



House from east side

## DESCRIPTION OF THE PROPERTY

**LAND** This **300-hectare** property offers **excellent pastures for livestock** in a rural area renowned for hunting wild boar, hare, and ostrich. Guests can enjoy horseback riding with tame horses, including trips to secluded beaches accessible only by 4WD or horseback. A perfect retreat for nature lovers and adventure seekers in Patagonia's untamed beauty. The perfect blend of **rural adventure and natural serenity** and those seeking a **truly authentic Patagonian experience**.



**AREA:** The property is located on an ISLAND called "Isla del Jabalí," designated as a NATURAL RESERVE (Multiple-Use) on the east coast of Patagonia, teeming with wildlife. This means it is a type of protected natural area where PRODUCTIVE ACTIVITIES can take place as long as they do not degrade the ECOSYSTEMS it aims to preserve. The island features extensive sandy beaches, a rural area, and the historic village of Bahía San Blas. This modest but growing community offers bakeries, ice cream parlours, a pharmacy, a first aid station, hotels, cabins, and grocery stores, most of which are located along its long waterfront.



Waterfront Bahía San Blas



Kite surf Bahía San Blas

**Bahía San Blas** is renowned for its vibrant sports fishing scene and, in recent years, has garnered increasing attention from **kite surfers**, thanks to its ideal natural conditions for the sport. The high proximity of the property to the beach allows for all kinds of leisure activities.





**HOUSE** The extraordinary **colonial-style mansion** "Estancia El Cabildo" features an 80-meter veranda overlooking meadows and dunes. Once a stud station for racehorses, the building includes 42 horse boxes, a central tower for monitoring, and original stable doors integrated into the architecture. The ranch is named "**Estancia El Cabildo**" in honour of the **Cabildo of Buenos Aires**, reflecting its resemblance to the historic seat of Spanish government in the capital city of Argentina. With its unique design and rustic charm, the property is ideal for welcoming many guests. Individual rooms open onto a gallery, offering privacy and character, while communal areas like a large kitchen, dining, and living spaces cater to group stays. A perfect fit for those seeking a peaceful serene, eco-friendly retreat in the heart of Patagonia.



Covered Gallery and window of indoor gallery



Covered Gallery w/view

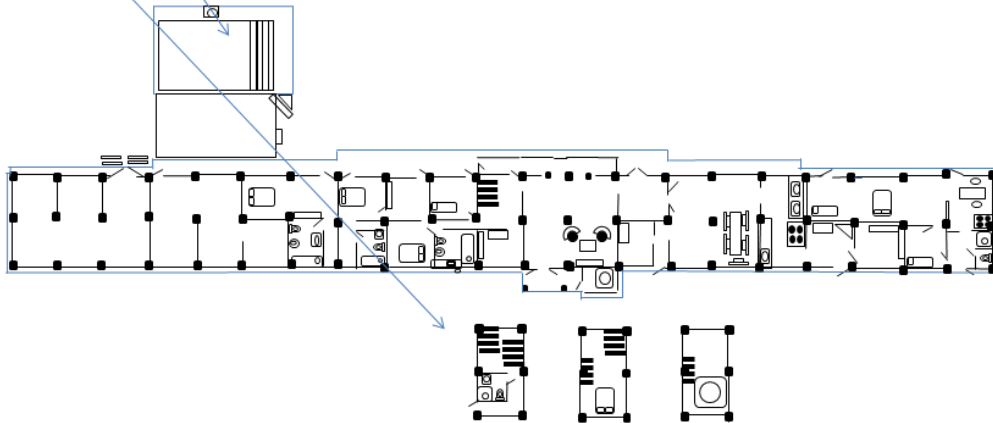


### Bird's Eye View Plan 2D of the House

— = 4 m

Swimming Pool

Tower 1st floor, 2nd floor and roof



**DOWNSTAIRS:** Entrance hall leading to a large dining room with access to a **wine bodega with custom built wooden wine cabinet** along with a wine refrigerator.



Adjoining there is a large **dining room** (approx. 58 m<sup>2</sup>) with **breakfast bar and wood burning stove** continuing to a **fully equipped large gastronomic kitchen** (approx. 42 m<sup>2</sup>) with stainless steel oven and kitchen sinks to cook for at least 20 guests, professional fridge and freezer, bar to dining room, connecting to a **barbecue area with 2 chimneys** and laundry as well as a **pantry**.



Dining Room



Dining Room with wood burning stove



Dining room with Breakfast bar



Kitchen

**The central living room (58m<sup>2</sup>)** features French doors to the south terrace and large north-facing windows overlooking the garden. It offers year-round comfort with a fireplace and a cold/heat air conditioner. An indoor gallery on the north side provides a serene space to enjoy garden views.



Living



Living and indoor gallery



Next to the living room you'll find a hallway to the tower and a study, along with 3 additional double rooms and 2 bathrooms. Wooden floating floors add warmth to the hallway and bedrooms. The house features four fireplaces, a wood-burning stove, and modern amenities, including electricity, Wi-Fi, and full phone coverage.



Bedroom



Dressing room





Bathroom



Bedroom

**GUEST APARTMENT** The **spacious** guest apartment (48m<sup>2</sup>) offers a master bedroom with built-in closets, an en-suite bathroom, air conditioning, and TV access. With a private entrance and views of the pool, it provides a comfortable and secluded retreat for visitors.



Guest apartment



En-suite bathroom



Guest apartment view on the pool

**UPSTAIRS** The tower houses a private living space, with a first-floor bathroom and a second-floor loft bedroom featuring large windows and 360° views. An iron staircase leads to the rooftop, offering stunning panoramic vistas.



Tower bedroom (south)



Tower bedroom (north)

**SALON ONE and TWO** Equipped with large wooden garage doors, salon one is currently used as garage and storage space (96m<sup>2</sup>). This generously sized area offer **tremendous potential** for further development. Salon two hosts a dorms with 5 beds, storage area and a playroom. As well as salon one, this space provide huge possibility to design **spacious, comfortable rooms** while maintaining the character and charm of the estate.



Salon One



Salon two



Salon Two Dorm (south)



Salon Two Dorm (north)

**PERSONNEL QUARTERS** The left wing of the mansion includes a living room, kitchen, bathroom, and three bedrooms. It can be converted into guest rooms with en-suite bathrooms, expanding the property's accommodation potential. The house currently features 9 bedrooms and 5 bathrooms, with potential for expansion to add luxury suites or private guest rooms, making it ideal for developing a premium hospitality venue.



**GARDEN** This 2.25-hectare fenced garden surrounds the Main House with open lawns, a roundabout, a swimming pool, and the Barn/Annex Office. On the other side of the house, you'll find an additional terrace overlooking the backyard, framed by a row of majestic old Eucalyptus trees. Offering 360° unobstructed views and complete privacy, it features native plants, including pampas grasses along the driveway, creating a serene and exclusive retreat.



**SWIMMING POOL** The 10x6m pool, located in front of the house, features anti-heat and anti-slip tiles for comfort and safety and under surface lights for plunges by night. The surrounding grand terrace is elegantly bordered by lush plantings, creating a serene and secluded environment where you can relax and swim while immersing yourself in nature.



Pool



Horses running along the garden





Pool by night

## **WORKING AREA**

**BARN and OFFICE** The 224m<sup>2</sup> barn, with a 16m<sup>2</sup> office, is located in the backyard and provides storage, workspace, and tools for maintenance. It includes workbenches, electricity points, a drive-over pit, and a mezzanine for extra storage. The two three-phase transformers ensure reliable electricity for the barn and main house. Additionally, the barn, or part of it, could be easily transformed into stables for the horses, further enhancing the property's functionality.



Barn and office

**WATER MILL** What sets this property apart is its fresh, drinkable water, pumped from a shallow depth (1,13 – 1,43m) by a reliable water mill. The water is pure, tested for quality and provides a sustainable, year-round supply, adding significant value.

**ANNEXE BUILDING/ ABATTOIR** Located 0.6 km from the main house, in the heart of the countryside. The facility is equipped for meat processing and includes a water connection, two restrooms (one with a shower), and excellent redevelopment potential. Depending on your needs, it could be converted into stables, luxury apartments, or other functional spaces to further enhance the property's versatility.





Road to the annexe building



Annexe building

## AIRSTRIP POSSIBILITY PROJECT

If you are considering establishing an airstrip on the property to enhance guest arrivals or for your own convenience, **Estancia El Cabildo** offers ideal conditions for this development. The property's **flatlands**, **favourable wind directions**, and **ample distance from high objects** make it all well-suited for the construction of an airstrip. These factors ensure safe and efficient landings and take-offs, directly connecting you to Buenos Aires with ease.

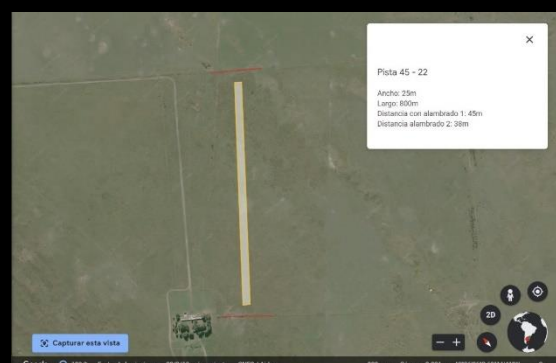
We invite you to explore the **possibilities** through the images provided here, which illustrate the optimal locations and potential layouts for an airstrip on the estate. Our team is available to discuss how we can assist in realizing this enhancement and to answer any questions you may have about the process.



Width: 25m      Length: 800m

Distance to the north fence — 45m (wire fence bordering the neighbouring property)

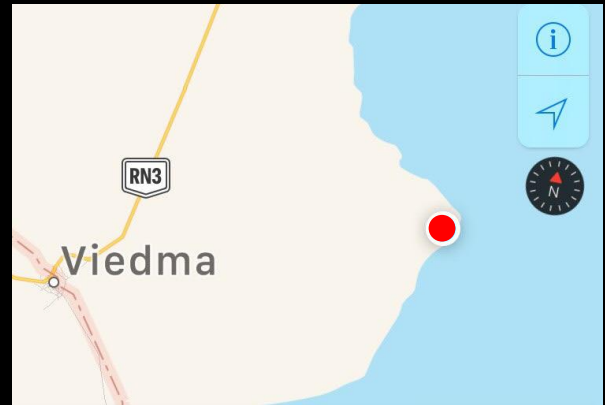
Distance to the south fence — 38m (internal fence, which can be removed)



## LOCATION OF THE PROPERTY



COORDINATES: 40°36'29"S 62°12'01"W



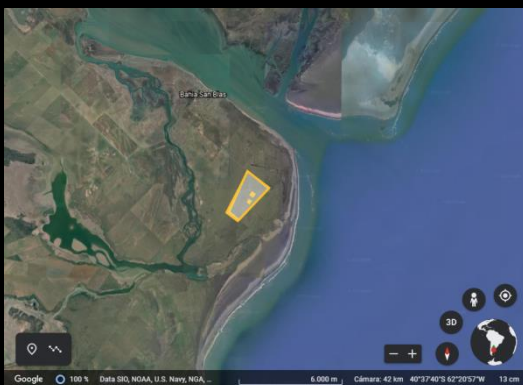
**Estancia El Cabildo**, while offering a peaceful escape from the frantic energy of urban life, is surprisingly **easily accessible**. Despite its remote and serene location, the property is just 100 km from the nearest airport, which receives **almost daily direct flights to Buenos Aires**. This makes it convenient for travellers seeking a retreat into nature without sacrificing ease of access. Whether you're coming for a tranquil getaway or an adventurous stay, **Estancia El Cabildo** combines the best of both worlds: the tranquillity of Patagonia with the convenience of modern travel.

**DISTANCE FROM BUENOS AIRES: 980 km**

**DISTANCE FROM BAHÍA BLANCA AIRPORT: 275 km**

**DISTANCE FROM VIEDMA AIRPORT: 100 km**

## GOOGLE EARTH IMAGES:



Property on the island of *Isla de Jabali*





Garden with Main House (Pool and Barn)



Garden (north) and Annexe Building (south)



We kindly thank you for your interest in ***Estancia El Cabildo***. We are delighted to provide you with any additional information you may need about this unique property. Whether you have questions about the features, amenities, or opportunities it offers, or if you would like to arrange a visit to experience it first-hand, please do not hesitate to reach out to us. We are here to assist you and ensure you have all the details you need to explore the potential of ***Estancia El Cabildo***. We look forward to hearing from you and helping you discover all that this exceptional estate has to offer!