

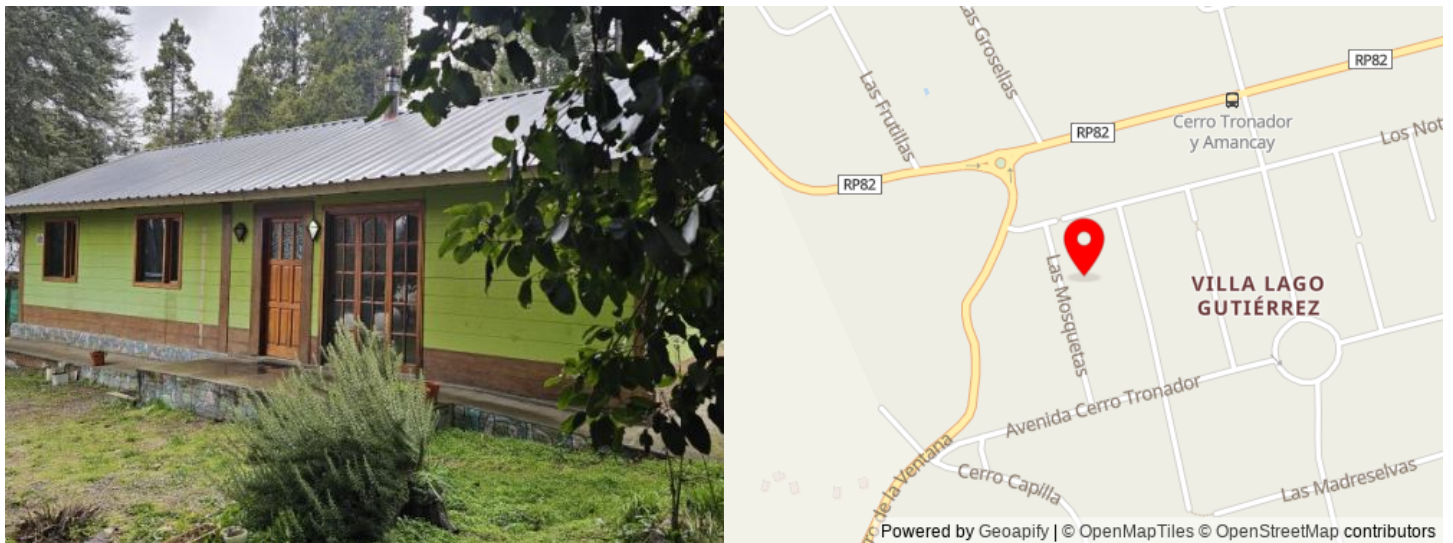
SALE

3 bedroom house for sale in Villa Lago Gutiérrez with finishing work required.

- Calle de las mosquetas N° 513, Villa Lago Gutiérrez, Bariloche, Rio Negro -

3-bedroom, 2-bathroom house with interior finishing work yet to be completed. Flat, fenced lot; mains gas available for connection.

u\$s 110.000



Property Information

The property is located at 300 Las Mosquetas Street in the Villa Lago Gutiérrez neighborhood, less than 150 meters from the paved access road.

The completely flat plot featuring a native forest of cypress, radial, and some coihue trees is fenced and includes a sliding vehicle access gate and a gravel internal driveway.

The understory consists of ground-cover plants and lawn.

The lot measures 20 m across the front by 40 m deep; all adjacent lots are already built upon.

The house is currently under construction, with interior finishing details still to be completed.

Built entirely on a single level, it features a rectangular footprint of 12 m x 6 m (72 m²), plus an attached 5 m² utility area housing the laundry room, boiler room, and storage space.

Concrete slab foundation with a perimeter walkway sloped outward for drainage.

Gabled roof made of pre-painted black sheet metal; flue installed for a wood-burning stove (Bosca type) in the center of the house.

Exterior clad in wood-look siding painted fluorescent green; interior walls finished in painted drywall (Durlock); wooden ceilings; ceramic tile flooring.

Wooden window and door frames; windows fitted with security bars.

Comfortable layout: living-dining area with an integrated kitchen featuring a wooden breakfast bar; central hallway leading to a bathroom (equipped with sink, toilet, and shower enclosure) and three bedrooms (one

with an en-suite bathroom?plumbing is in place, but wall tiling and fixtures/faucets still need to be installed).
Bedroom doors and closets are missing.
Water tank located in the attic space; float valve needs replacing.
Electrical system with double circuit breakers and a residual-current device.
Heating piping installed for radiators; gas network set up for a dual-function boiler. Kitchen area prepared for the installation of a countertop, sink (recessed plumbing is in place), and gas stove (gas lines and shut-off valves are installed).
The gas piping was set up for a bulk gas supply.
Recent street-level gas distribution network installation; the buyer can therefore apply for a mains gas connection through a certified technician.
Water supply provided by Aguas Rionegrinas.
CEB electricity connection post.
Semi-covered carport with corrugated roofing.

To FINISH the house, the following items are still needed:
Dual-function boiler, gas stove with oven, countertop, sink, faucets, under-counter cabinetry, closets, 3 doors, a bathroom fixture set (toilet, bidet, sink) with faucets for the en-suite bathroom, and a wood-burning stove.
A certified technician will need to be hired to connect to the mains gas supply or to set up a bulk gas connection.
There are no architectural plans for the house.
The boundary survey is the responsibility of the seller.

Características

4 Rooms, 3 Bedrooms, 2 Baños, 800.00m2 Land, 75.00m2 Covered, Garage, Garden

Servicios

Water, Electricity, Public transport, Waste collection



