

Southern Chile Properties



Pucon, Chile “The Lakes District”

List Price:	13,700 UF (approx. \$558,000 USD)
Type:	Residence with Swimming Pool Design Suited for Bed & Breakfast
Style:	Spanish Colonial
Living Area:	300 m ² or 3,225 ft ²
Lot Size:	15,000 m ² / is 1.5 ha same as 3.7 acres
More Land:	Please Inquire for Details on Availability
Year Built:	2003
Beds/Bath:	8 Beds / 6 Baths

When you live near a wonderful resort town, everyone you know wants an opportunity to visit you especially through the holiday months. So the year round resident owners of this unique property customarily have made their home a great space to welcome those yearly requests, arranged around some time for paying guests.

Having been available for several weeks during the high season to those holiday frequenters and some close friends this potential Bed & Breakfast is still a clean sheet of paper as far as realizing its clear commercial potential is concerned. The property is situated back up on an elevated ridge only 2.3 kilometers (1.5 miles) away from the ever popular Lago Villarrica. The chosen building site of the home yields a view over an attractive wooded foreground below the house and on to a wider vista of the lake and hills beyond which anyone staying here will delight in.

Being a bit further out from the main route, it has the advantage of being an exclusive site. Here the summer temperatures can be somewhat cooler due to shading provided by a profusion of trees then enhanced by the raised design of the house itself allowing better access to light breezes. With the home in a more tranquil location at the end of a lane, set in an appealing combination of parkland and woods; it is away from passing traffic and the significant numbers of people visiting one of the five main “playas” (beaches) along the lake shoreline.

Located at the end of a gravel road, at the top of a hillock, the parcel is a great find since it has 3.7 acres (1.5ha) and is mostly flat. It’s really a good buy since pieces of this size between Pucon and Villarrica are getting rarer and harder to source. And if you find one of comparable size (actually for sale) the slope of the land may make it too steep to be of any practical use for building.

Built one story above ground on heavy duty cement underpinnings and with huge wooden piers for the elevated deck, this house feels both massive and solidly built. Utilising the “U” shape of the traditional Spanish courtyard in the design of the building, a comfortable set-up for both receiving and housing guests has been created.

The home’s eight bedrooms have been configured in a chain or somewhat like a train with inter-connected passenger cars. This clever design creates expandable accommodations with the use of adjoining doorways between the rooms. By opening or closing & locking them at required intervals, modular over night suites can be custom prepared in just a few minutes depending on the needs of your visitors. Each of the rooms has at least a Jack-n-Jill bathroom between the two sleeping rooms. Meanwhile the largest of the eight bedrooms has its own private en suite bath.

A second full service kitchen in the corner divides the next segment of rooms from the previous and in this manner the lodgings can be easily rented out by halves to guests. This is especially nice for large family groups or those that prefer their own cooking arrangements. Besides the classic individual room rental for couples, a different option is to divide the offerings out into thirds and provide a breakfast buffet layout to be served in the secondary kitchen and dinner service options to be catered through the principal kitchen, serving in the dining room.

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With more than ten exterior doors and multiple sets of sliders the whole residence is built to give easy access to the main deck from practically everywhere. It's not hard to be drawn outside, morning, noon or night, encouraging outdoor entertaining as a major theme. A no fuss design contributes to the perfect setting for a relaxed visit, allowing needed time for rest, reflection and enjoyment of one's companions all with the greatest of local eco-tourism options close at hand. And once there, you will appreciate the view, the pool, the BBQ area and the great green yard.

Lining the drive and next to the domicile are mature hydrangea bushes heavy with lovely blue flowers in bloom for several months with a changing climate. The entire house has a beautiful wrap around deck that provides plenty of space for those who would perhaps like to take some moments to reflect or at other times to use as a lovely place for having a get together. So, it's easy to feel at ease in such an enticing spot and really unwind, refresh and enjoy yourself.

Owning a property of this kind and with just 12 or so weeks of strong receipts, a retired couple living with modest expenditures should be able to earn enough from tourist dollars to cover their living expenses for the year ahead. This is a great way to semi-retire with a pleasing lifestyle; and be able to meet people and make new friends. There are many options which could be explored and developed to expand the business potential of this lovely piece of real estate, really only defined by the type & style of business a person purchasing it would like to create, and know they could finance through the phases of their business plan.

Multiple ideas have been put forward & discussed on how to create a larger, sustainable income stream. Some of these great ideas include closing in the ground floor area of the building and adding rentable suites. Creating a pleasant bistro area central to the courtyard garden, designing a covered space for recreation & exercise or perhaps having 4 to 6 rentable cabanas built out in the field or close to the tree line. There are so many choices. Whether you want to just run a traditional B & B, prefer to organise yourself around summertime eco-tourist activities or create theme visits will depend on your personal style and interests. But in either case, Pucon has the traffic and the sizzle for such offerings to be successful and grow.

Both Chileans and international tourists are drawn here in large numbers every year for summer fun and also in winter for skiing the slopes. Reportedly between the small city of Villarrica and the big town of Pucon the summertime floating population is estimated at over 150,000 high season tourists and guests.

The country is safe, politically & financially stable and with a very low debt rating it is lately being referred to as one of the [TICK countries](#). Making Chile now more than ever a highly regarded choice by investors as a safe-haven for your money over any of the emerging countries commonly referred to as the BRIC nations and as such a superb choice to consider for a business opportunity of this scale.

Parcel/Lot:

Area: off main lake route to Pucon
Lot type: mostly flat, with large yard, mixed trees
Offering: 15,000 m² of land with the house, pool and all outbuildings with an **option to purchase more acreage/land**
More land: -PLEASE INQUIRE FOR DETAILS-

Exterior: Main House

Construction: timber frame
Foundation: concrete piers and beams
Roof Material: metal with asphalt covering
Siding: log faced
Window: aluminum double paned
Deck/Porch: yes, 231 m² or 2,483 ft²

Interior : Main House / 1st Floor

Living room: combined in one 8.1m x 5.5m full height room, open up to the huge ridge timber
Dining room: room, open up to the huge ridge timber
Kitchens: yes (2)
Bedrooms: 8 (one with en-suite bath)
Bathrooms: 6
Office: 1

Finishes

Flooring: attractively grained native timber coihue in dining / sitting room
Gloss: varnished chilean pine elsewhere (carpet in two rooms, tile in baths)
Trim: crown molding
Walls: sheetrock, wood tile
Ceilings: exposed beams, sheetrock

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Exterior: Grounds

Parking: multiple spaces
Garage: yes, 2- car
Fence: yes
Gardens: flowers
Pool: yes

Other/Out Buildings

Caretaker: no
Woodshed: yes
BBQ: yes
Workshop: yes
Animal pen: yes
Hoophouse: yes

Taxes

\$US 1,200 per year

Amenities

A small spring fed mere, small fruit trees (cherry, peach, apple, quince), berries and a large storage shed.
Only 2.5 km (1.5 miles) to the beach, 10 km (6.2 miles) to Pucon center.
"Recepción definitiva de obra" certificate.

Services

Cook Stove: 1 gas cook stove
1 wood cook stove
Heat: central gas
woodstoves in living room, kitchen,
and workshop
Phone/Internet: cellular
Water: community (\$US 75 /year) water rights
plus two more sources
Direct TV: yes
Septic: yes
Electricity: yes
also offering a 5 kw diesel backup
generator