

Southern Chile Properties



Puesco, Chile. "The Lakes District"

List Price: CLP\$ 164,000,000 (approx. USD \$301,000)
Type: Land
Infrastructure: Dirt Road, Stream, Electric at Main
Parcel Size: 25 ha or 61.75 acres

What a lovely private mountainside parcel and a nice chunky 60 acre piece of land.

This property is ninety-five percent forested. Yes it's steep but the road leads you up up and away from it all. Uphill you will traverse to several areas where it levels off.

On the way you pass over a stream and not far beyond are several sweet potential house sites. One flattish spot good for planting your flag is in a wooded surround with a distant view of rolling pasture couched by the Andean foothills. Further up we emerge from the lower woods into a rolling open field of about 5 acres in size.

Again here another pastoral view reaches out and greets you. But even better as you turn around and face the down hillside there is an awesome span of craggy cliffs & weathered stone. An impressive green cordillera that shoots up intimidatingly high in front of you rising above the pasture & tree line closest at hand.

It's the kind of surprising view that momentarily just steals your breath away.

The road ends here only a third of the way onto the property, but there's plenty more thick green forest still left to explore.

This property could be a good group purchase for a few friends wanting somewhere tranquil, private and out of the way; where there are several house sites to choose from. Or it could be a possibility to consider doing some tourist related activities here. There is a nice clearing on the roadside that would be a good spot for a restaurant. Perhaps a complimentary rental cabin business would be a nice match.

An active inter-country transit thru the Mamuil Malal pass between Argentina and Chile is not far away. It could be a good place to capture some of the underserved lodging & food service traffic on the way to and from Pucon and San Martin. But, whatever your ultimate goal this is a nice property worth your time and consideration.

Please contact us soon for your personal showing.

Parcel/Lot

Area: 30 km/18 miles to AR border
Lot type: hillside 95% forested
3 pasture areas 5% of total

Property Uses

Uses: multiple
Suitability: several homes, tourism business

Commercial Use

Business: rental cabins with food service

Services

Road: dirt
Electricity: poles at main road
Water: stream thru property
Well: no
Phone/Internet: satellite only

Grounds

Condition: good
Fence: some borders

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Out Buildings

Shed: no
Animal pens: no

Taxes

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Amenities

One hour to nearby Pucon for winter skiing, snowboarding and ski tours.

Area activities include: volcano tours, hiking, native forest treks, swimming, rafting, kayaking, horseback riding, biking, birding, thermal hotspring baths.

Many Rauli-Oak trees on this forested parcel; 600 to 900 meters (1,900 to 3,000 ft) height above sea level.