

# Southern Chile Properties



## Villarrica, Chile “The Lakes District”

List Price:	36,500 CLF
Type:	Residence with Swimming Pool
Style:	Timberframe
Living Area:	7,062 ft <sup>2</sup> or 660 m <sup>2</sup>
Lot Size:	3,000 m <sup>2</sup> or .74 acres
Year Built:	2005
Beds/bath:	6 Bed/ 6 Bath & Maid's Suite

An exquisite one-of-a kind lakefront home that awaits a special discriminating buyer.

This well designed home utilizes a combination of timber framing and poured concrete construction, to create a super solid support and wall system. All of the exterior masonry has been treated with a stone-look stucco veneer that seamlessly matches the native stone facing and is complemented by the slate roof.

The choice of these giant peeled timbers paired with the other natural building materials creates a very strikingly handsome and appealing home (inside and out) which has a special eye-catching effect in its beautiful lakeside setting.

Situated directly on the shores of the Lake in between the towns of Villarrica and Pucon this is a home of distinction nestled inside of a small enclave of other upper end homes. The fabulous view is framed around the distant Andean foothills and gleaming blue waters of quiet Lago Villarrica in the foreground.

This house was built for a large family with the joy of outdoor living and entertainment in mind. A stylish pool, hot tub for two, boat ramp, outdoor dining terrace and large back yard with lake frontage make this the perfect choice for your second family home.

This attractive desirable home would make a great choice to diversify your portfolio from derivative markets into fixed assets. Chile is an emerging marketplace with a growing economy and stable banking environment; therefore a great place to invest those sinking paper currencies into a solid property investment.

### Parcel/Lot

Area:	Lakefront Lago Villarrica
Lot type:	sloping terraced (with 90m of water frontage)

### Exterior - Main House

Construction:	concrete & timber framing
Foundation:	slab & frost walls
Roof Material:	slate shingles
Siding:	stone, treated concrete
Window:	wood framed, insulated
Terrace:	yes, with dining & grilling area

### Interior - Main House / Ground Floor

Bedrooms:	3 (one en-suite, two w/ shared bath)
Baths:	3
Familyroom:	yes
Heat:	yes

### Interior - Main House / 1st Floor

Diningroom:	yes
Kitchen:	yes, w/ eat-in area & pantry
Greatroom:	yes, with fireplace/ volcanic stone
Livingroom:	yes
Bedrooms:	3 (one ensuite, 1 w/ shared bath)
Baths:	3
Master:	ensuite, walk-in closet, (sitting area, sauna, jacuzzi tub)
Maid Suite:	separate bedroom & bath

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## Exterior - Grounds

Parking: multiple spaces  
Fence: yes  
Gardens: flowers  
Pool: yes

## Other/Out Buildings

Carport: yes, 3+ cars & boat  
Parking: multiple  
Caretaker: no  
Woodshed: yes  
BBQ: yes  
Pool House: no  
Shed: no

## Taxes

\$US 720 per year

## Amenities

A 2,000 m<sup>2</sup> (1/2 acre) area of common land (shared by 3 homes), 90 meters of lake frontage & a boat dock.  
Professionally designed garden landscape. Comes completely furnished.  
Two apple trees, chestnut, pear, orange, strawberry & raspberry.

## Finishes

Flooring: hardwoods, slate, tile, carpet  
Trim: crown molding  
Walls: concrete, wood, stone, slate, bath tile  
Beams: peeled logs

## Services

Cook Stove: gas  
Refrigerator: electric  
Heat: central, heating fuel (400 liters)  
\*(gas conversion available)  
wood cook stove  
master fireplace insert  
several room area wood stoves  
Phone/Internet: landline/cellular/satellite  
Water: drilled well (14 meters)  
Direct TV: yes  
Septic: municipal  
Laundry area: yes