

# Southern Chile Properties



## Villarrica, Chile “The Lakes District”

List Price:	255,000,000 CLP (~\$532,000 USD)
Type:	Residence
Style:	Modern
Living Area:	3210 ft <sup>2</sup> , (300m <sup>2</sup> )
Lot Size:	5,000 m <sup>2</sup> or 1.25 acres
Year Built:	1997
Beds/Baths:	5 Bed/ 4 Bath including Maid's Suite

A lovely modern home with nice quality finishes. Located inside of a moderately sized, secure development of homes, this house has lots of amenities to offer the right buyers. Being just 15 minutes outside of Villarrica, the location is an enjoyable & easy trip into town on well traveled / paved roads. Yet just far enough outside of town to be able to enjoy a quiet relaxing evening on the patio looking at the view. Just across the street is a lakeside beach whose access is limited to use by the resident owners and their guests.

It's a well cared for property with a nicely manicured lawn, and lots of interior space to spread out in. The first floor has a formal dining area and adjacent living space with a large double sliding glass door to the rear patio. The perfect place to add some outdoor furniture for a summer dinner party.

The house is divided into 2 wings with all of the principal bedrooms on one end. The cozy master en suite is just above the first level sleeping quarters on the second story. The lovely master bath has a large tub, and across the hall is a roomy walk-in closet. The sleeping area is sure to be comfortable in the summer with cool breezes coming in from the nice walkout balcony that overlooks the backyard.

Downstairs in the kitchen there is plenty of room to accommodate an eat-in dining table. There's lots of counter space and an ample number of cupboards to store all of your dishes and gourmet cookware. And the maid's quarters are around the corner off of the kitchen and utility area.

The formal dining room is a very comfortable place where the post & beam construction really shines. From there it opens out directly into the living room with lots of glass to let in all of the natural light and see the pretty view to the yard. A handsome stone and black metal fireplace is one of the focal points. The stones are extended along the wall to offer handy firewood storage. The rough gray stone contrasts with the polished wood of the mantel setting off the décor and adding a touch of panache to the room.

A location just minutes from downtown, one hour to the region's largest city shopping & airport. All that and a view to the mountain and lake bearing the town of Villarrica's name make this a good home to consider for your next residence.

### Parcel/Lot

Area: 15 minutes from downtown Villarrica  
Lot type: flat area

### Exterior: House

Construction: partial post & beam  
Foundation: concrete slab  
Siding: clapboard, stucco  
Window: thermal paned, aluminum  
Patio: yes  
Gutters: yes  
Roof Material: asphalt shingles

### Interior : House / 1st Floor

Entryway: yes  
Dining area: yes, open to living room  
Kitchen: yes, gas stove  
Livingroom: yes  
Bedrooms: 4 (one as maid's en suite)  
Bathrooms: 3  
Floors: native hardwood, tile  
Fireplace: yes  
Laundry room: yes  
Maid's Quarters: yes

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## Exterior: Grounds

Parking: multiple spaces  
Fence: yes, perimeter  
Gardens: flowers  
Pool: no, but room to add  
Play area: no  
Gate: at community entrance

## Out Buildings/Other

Garage: no  
Carport: yes  
Storage shed: yes

## Taxes:

\$US 1,168.00

## Amenities

Grounds with hydrangea, lavender, bayberry, geraniums, japanese maple, morning glory, mint, ivy, rock garden  
Jacuzzi tub in master bath, balconies, patios  
Empty bordering lot possibly available

## Interior : House / 2nd Floor

Bedrooms: master  
Baths: en suite of the master bedroom

## Services

Heat: heating oil, wood  
Alarm: yes  
Phone/Internet: landline / cellular  
Septic: yes  
Water: community  
Electricity: single phase system  
Satellite: DirectTV or internet

## Others:

Furnishings: some negotiable  
Finishes: tile, carpet, wood