

Southern Chile Properties



Cisnes, Chile Northern Patagonia

List Price:	\$20,000,000 USD
Type:	Private, Self-Reliant Haven & Resort
Style:	3 Cabins, Hydo, Barn, Caretakers
Living Area:	1540~
Lot Size:	5,063 acres or 2025 ha
Year Built:	2008 to present
Beds/bath:	2 Bedroom Cabanas/ 2 Baths Living/Dining/Kitch. Cabin 1/2 Bath

Fundo Valle Perdido

The last frontier!

This 5,063-acre (2050 ha) property is a handcrafted safe haven of majestic beauty. This property features 3 valleys as well as its own private lake whose source-water flows from a nearby centuries old glacier. The lake, 3 waterfalls, 2 rivers and a number of streams all boast clear crystalline, mineral rich waters. Many large healthy trout and salmon swim freely in the river. There are giant old growth trees, deep fertile organic soils and some of the cleanest freshest air you'll ever breathe.

The custom built infrastructure comprises 15 kilometers (9.3 miles) of sturdy gravel roads to get around the Fundo on. Besides the many roads there is a small hydroelectric power station, back-up generator and state of the art heating system for the three cabins. The lovely cabanas are set up in a futuristic modular pod design. Each of the two (en suite) sleeping units are completely private and with their own view of the blue ice glacier. There is easy access over wooden walkways connecting them to the central gathering cabana with kitchen facility. Here the open concept dining/living room can be enjoyed by all. But when you're ready to call it a night you have complete quiet in your own space.

Each of these cabins has been designed and built in Europe, of the highest quality materials. These building materials & finishes are green and non-polluting, and taken from renewable resources, such as the lovely bright bamboo flooring used throughout. Shipped directly from France and assembled on-site they are replete with cosmopolitan fixtures, including a one off dazzling titanium shower surround; and other amenities such as the Jacuzzi tubs and brand name appliances. Included as well are highly fashionable, well-made, practical yet contemporary Italian designer furnishings.

This one of a kind property presently has its only main off-road access via a river crossing. Here your privacy is completely assured! Isolated yes but not cut off from the world; inter-net and television are available via satellite. So you can relax, unwind, and balance out your perspectives here but never have to be cut off from news, business or important worldwide communications.

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The developer spent 2-1/2 years tackling the many challenges involved bringing this project to fruition. Management of the work and complex installations was closely supervised and managed by a professional building company from the Capital area. Much of the painstaking work was put in to create this wonderful private world for the next extraordinary owner.

Only a savvy & successful visionary will understand this property. That ultimate buyer will get complete legal assistance with residency and a two-month transition assistance period. Most of the work is already done, so just pack your bags, book a flight or hop a helicopter and fly into the Lost Valley!

Parcel/Lot:

Area: Thinly settled Northern Patagonia,
Land type: Mostly forested with mixed pastures, Andean foothills, a lake, 2 rivers, multiple streams, rock outcroppings, surrounded by bluffs, *(keeping out harsh winds)

Exterior: 3 Cabins

Construction: wood framed
Foundation: concrete
Roof Material: metal
Siding: clapboards
Window: wood, double-pane, import
Deck: yes
Anti-seismic: yes
Inter-walkways: yes

Exterior: Grounds

Helipad : spot available
Parking: unlimited
Fence: limited
Sheds: several
Docks: 3 at river crossing
Pool: no
Campsites: unlimited
River: 40-80m across
(subject to water flow)
*fordable in low season

Out Buildings:

Staff : one storey multiple-family co-housing unit; with recreation and common areas
Barn: 300m² (3210 ft²) metal
Housesites: multiple
Watertower: yes
Septic: yes

Other:

Sea level: 200m above and 400m @ highest point

Interior : Main House / 1 Floor

Diningroom: open to livingroom
Kitchen: brand name appliances *(low energy)
(Bosch, Roller Grill, De Dietrich)
Livingroom: open to diningroom
Bedrooms: no
Bathroom: one, (1/2 bath)
Heat: ceramic wall unit, imported
Other: wallboard of N.European pine from:
*(sustainable raised renewable forests)
white picked finish *(with low VOC)
Woodstove: hanging, 4-sided glass display

Interior: Bedroom Cabana / 1 Floor

"Loft-style" unit with combined sleeping/sitting/guest area, separate walk-in closet, full bath with jacuzzi tub, double sinks, titanium shower surround with pulsing dual shower heads, river rock flooring, & cabinet-style woodstove.

Services:

Heat: ceramic, wall units *(low energy use)
Water: fresh on site: (pipe installed with use of crimped seals, without leaded solder)
Water Heater: state of the art heat pumps *(high in efficiency & low in energy usage)
Electricity: Micro-hydro generator 30kw *(Pelton)
Back-up: Kipor diesel (80 kilowatt) new in 2011; designed for lower noise output, housed in attenuated sound building
Electric panels: LeGrande *(installed by specialist)
Rafter lights: LED's with low watt usage
*(clap to control color change system)
Solar: passive solar designed cabins
Phone/Internet: available w. satellite service contract

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Taxes:

US\$ 220+ per year presently zoned agricultural

Special Note:

A legal process is available to apply for a permit to build a vehicle bridge over the river. The application for installing a simple foot-traffic bridge is not necessary

Amenities:

Included are a private lake, 2 rivers, multiple streams, a micro-hydro electric power station, 15 km (9.3 miles), of new gravel roads, a safety zip line used in fording cargo loaded boats, river water suitable for canoeing & kayaking, a near-by glacier yet to be claim-staked.

Flora/Fauna:

Trees: native manio, elmo, lingue, alerce, coigue & avellano, luma, rauli

Birds: wild condor, eagle, goose, duck, ibis

Horses: 30 Chilean horses, 7 foals

*(all horses are negotiable with sale)

Lake: 247 acres (100ha) & glacier fed H₂O

Animals: javali (wild boar), rare pudu deer