

Southern Chile Properties



Panguipulli, Chile The Lakes District

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|--------------|---|
| List Price: | 380,000,000 CLP |
| Type: | Residence with Guest Cottage |
| Style: | Contemporary |
| Living Area: | 960 ft ² / 89.7 m ² |
| Lot Size: | 1.08 hectare or 2.67 acres |
| Year Built: | 2004 |
| Beds/bath: | 2 Beds / 2 Baths |

What a lovely lake and mountain view to inspire you every day. This northeast facing, passive solar home is a good choice to warm your retirement.

Located just minutes to the village of Panguipulli, this property has a double entrance (both paved) and access to two public roads; convenient to town, yet in a quiet neighborhood. It's a well built place that offers a number of options in how to customize its use.

The property works well as a second residence with the guest cottage available to put up your family & friends for extended visits. The lower lot towards the lake has its own spring water.

This part of the beautiful Lakes Region has enough amenities available for everyday, but is also conveniently located to Villarrica or Valdivia for additional shopping with more selections due to their larger populations.

This property offers the best of the quiet countryside without feeling remote and is an easy drive to larger towns and small cities in the area.

But don't delay, real estate here is a desirable hard asset and good diversification purchase. So be sure to contact us soon for your showing of this interesting place.

Parcel/Lot

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|-----------|-------------------------------|
| Area: | 380 meters back from the lake |
| Lot type: | gentle slope, partially treed |

Exterior: Main House

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|----------------|------------------------------|
| Construction: | wood framed |
| Foundation: | cement & wood piers |
| Roof Material: | metal |
| Siding: | wood clapboards, stained |
| Windows: | aluminum framed, double pane |
| Deck/Porch: | yes |
| Downspouts: | yes |

Exterior: Grounds

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|----------|-----------------|
| Parking: | multiple spaces |
| Carport: | yes |
| Garage: | no |
| Fence: | yes, with gate |

Interior : Main House

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|-------------|---------------------------------|
| Livingroom: | yes |
| Diningroom: | yes |
| Kitchen: | yes |
| Bedrooms: | 2 (1 master with en-suite bath) |
| Bathrooms: | 2 |
| Flooring: | wood, tile in baths & kitchen |
| Walls: | wood, tile in baths |
| Ceilings: | exposed rafters |

Interior : Guest Cottage

| | |
|-------------|---|
| Size: | 346 ft ² or 32.3m ² |
| Built in: | 2008 |
| Livingroom: | yes |
| Dining: | combination |
| Kitchen: | yes |
| Bathrooms: | 1 |
| Flooring: | wood, tile in bath |
| Walls: | wood, tile in bath |

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Exterior: Grounds cont.

Access: public road

Other/Out Buildings

Woodshed: yes

Taxes:

\$0 per year, zoned rural/agricultural

Services

Cook Stoves: gas & wood

Heat: wood stoves

Solar: passive solar

Phone/Internet: cellular

Direct TV: available

Water: potable water / natural source

Hot Water: propane

Septic: yes

Electricity: yes

Furnishings: most included

Amenities

Concrete drive, close to boat marina, morning sun, security shutters sized to each window for absentee ownership.