

Southern Chile Properties



Pucon, Chile

List Price:	Please Inquire
Type:	Residence
Style:	Modern
Living Area:	3,220 ft ² , (301m ²)
Lot Size:	2.23 ha or 5.5 acres
Year Built:	2005
Beds/Bath:	4 Bed/ 3 Bath

Here to enjoy is a lovely home with up to date kitchen, roomy master suite with tub room and lots of other interesting features including a chic circular stairway and yoga room styled around turret windows.

This house combines the elements of wood, natural stone, and exposed beams. Organic building materials, modern comforts and a small atrium garden room lend a sense of balance between creature comforts and green surroundings starting just outside your door.

This modern high quality home with lots of windows is full of natural light. A well thought out and practical floor plan joins the best of the open concept style with a wing of separate spaces meant for privacy or quiet rest.

It's a great home for an extended family with several distinct sleeping and socializing areas. Works well for people that like to entertain or have regular weekend guests.

A new owner will enjoy the view through the sparkling wall of windows in the living area which invites you out to enjoy the lush green yard. There are mature apple trees just beyond. From every room your eye is drawn to the view of the mountain range and snow capped volcano.

There is an easy walking trail around the parcel and down to the stream. Tucked into a shaded glen the lovely waterfall flows over rocks pooling in a small area shared between you and the bordering neighbor.

There's just no place better for summertime living than Pucon. This seasonal tourist town is loaded with restaurants and home to many thermal hot springs. Lots of activities such as fishing, white water rafting, horseback riding and a million and one more outdoor adventures.

It is only a few kilometers from area lakes and just 15 minutes outside of central Pucon. This solid home with many interesting features has a fair price tag.

With the world situation growing rapidly more uncertain every day, the south of Chile is beginning to re-attract capital in search of safer havens. If this trend progresses then investments such as this lovely property might not last long on the market, so buyers take heed.

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Parcel/Lot

Area: residential area 3km from lakes
Lot type: gentle slope, mostly pasture, mix of woods

Exterior: House

Construction: wood framed
Foundation: poured concrete
Roof Material: metal roofing
Siding: clapboards
Window: thermal pane
Garage: 2- cars

Exterior: Grounds

Parking: multiple spaces
Fence: yes & bounded by stream & river

Services

Heat: central pellet boiler off garage
Phone/Internet: cellular
Septic: yes
Water: municipal / per month
Alarm: ADT service option
Hot water: propane
Laundryroom: yes, off garage
Television: satellite available
Propane Storage: thousand liter tank

Amenities

Rural setting but near main road, garden areas, number of producing fruit trees, walking trails, on the bus route, convenient to Pucon center, many local events & outdoor activities.

Interior : House / 1st Floor

Diningroom: yes, open to kitchen area
Kitchen: yes, (includes appliances)
Bedrooms: 2 (connected/shared bath)
Bathrooms: 2
Bonus room: 1
Woodstove: yes
Fireplace: no

Interior : House / 2nd Floor

Master Suite: (walk-in closet, dressing area, bath & large tub room, balcony)
Bedrooms: 2 (one is master suite)
Bathrooms: 1 (in master suite)
Balconies: 2
Turret room: yoga room

Taxes:

\$US - 0 per year (zoned agricultural) in process/missing reception