



**PADRE HURTADO · METROPOLITANA · CHILE**

## Lot for Sale in the Santa Cristina Subdivision, El Sotillo, P. Hurtado

**UF 9,300**    \$383,059,932 · UF 1.86 / m<sup>2</sup>

AREA

**5,000 m<sup>2</sup>**

WATER

**Yes**



## DESCRIPTION

PROPERTY FOR SALE in a neighborhood with high appreciation potential...low property taxes -

CAN BE RENTED ONLY WITH A PURCHASE AGREEMENT FOR A MAXIMUM OF ONE YEAR.

Beautiful Georgian-style house with clay-tile roof on a Metalcom frame and fiber-cement siding, with a total floor area of 250 mt<sup>2</sup>, situated on a 5,000 mts<sup>2</sup> lot.- Located in a consolidated subdivision of just 6 lots called Los Frutales de San Borja, situated in a quiet, safe area surrounded by nature—ideal for relaxation and enjoyment. This rural area is accessed via a single entrance through a gate operated exclusively by residents using a remote control and cell phone system. just two blocks from the road to Melipilla with public transportation to various areas, only 40 minutes from Santiago and one hour from the central coast. Price negotiable.

### Description:

- Living/dining room with fireplace.
- Ceramic tile flooring with a slate-like finish
- Renovated traditional kitchen, fully furnished with elegant modern cabinets
- 4 bedrooms with closets; one en suite with a large walk-in closet.
- 4 bathrooms
- double-pane windows
- utility room.
- Terrace
- The entire house offers beautiful views of the garden.
- Large ornamental and fruit trees; perimeter fence; a row of giant poplars on one side
- Concrete swimming pool with a fence.
- LPG tank.
- 35 m<sup>2</sup> fully equipped quincho (covered barbecue area).
- Automatic gate, storage room, water pump, sewer connection, and irrigation water rights as per the deed.

### Property Features

Beautiful views of the gardens surrounding the property, indoor laundry room, study, service room, swimming pool with railing, fireplace, furnished kitchen, terrace, automatic gate, quincho (covered barbecue area) equipped with a bathroom.

### Commune Features

## CONTACT

### Interested? Contact us!

contacto@parcelaspatagonia.com



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[www.parcelaspatagonia.com/anuncios/parcel/parcelacion-santa-cristina-el-sotillo-phurtado-padre-hurtado-metropolitana-1780](http://www.parcelaspatagonia.com/anuncios/parcel/parcelacion-santa-cristina-el-sotillo-phurtado-padre-hurtado-metropolitana-1780)

**Before buying:** title study, 10 to 30 years of legal history at the Conservador (land registry), with Osiadacz Abogados.

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Price in UF; conversion at the day's exchange rate.

Controlled access.

Common expenses

Contact:

Raquel Arévalo L - +569 95331161 - Juan Manuel Muñoz F.

+569 96991379

Certified real estate agents

ACOP - Nexxos - Federico Santa María University – Real Estate

Portal - Learning Group

## LEGAL DOCUMENTATION

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Non-Indigenous Land

## SERVICES

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Water

## ENVIRONMENT

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Lake View

## GALLERY

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