



PUCÓN · LA ARAUCANÍA · CHILE

Lot for Sale on Route 199, Catripulli area, Pucón-Curarrehue Road

UF 2,185 \$90,000,000 · UF 0.61 / m²

AREA

3,600 m²

WATER

Yes

ELECTRICITY

Yes

ACCESS

Yes



DESCRIPTION

PROPERTY ON THE BANKS OF THE TRANCURA RIVER — CATRIPULLI AREA, PUCÓN-CURARREHUE INTERNATIONAL ROUTE

Exceptional 3,600 m² lot with direct access to the Trancura River, located in the Catripulli area on Route 199 (the Pucón-Curarrehue international highway), just steps from the Hotel Catripulli and Termas Trancura.

Land Features:

- Completely flat land, ideal for construction, farming, or a tourism project
- Private riverfront on the Trancura River—an area renowned for rafting and kayaking
- Direct access via a paved road (Route 199), with no gravel sections
- Rural drinking water (APR) and electricity are already connected
- Includes a 40 m² house and a storage shed
- Bonus: a disused church on the property, with potential for remodeling (chapel, event hall, studio) or dismantling and reusing materials

Location and tourist surroundings:

The lot is located in the heart of the Araucanía's thermal and adventure corridor:

- Trancura Hot Springs ~2 km away
- San Luis Hot Springs ~2.5 km away
- Hotel Catripulli less than 1 km away
- Route 199 continues toward Curarrehue, the Mamuil Malal Pass (border with Argentina), and the Puesco sector of Villarrica National Park
- Trancura River: rafting, kayaking, and sport fishing right at the property's doorstep

Nearby amenities:

- Curarrehue (~11 km, 12–15 min): health clinic, pharmacy, supermarkets (GyG, Katty), banks, and general retail
- Pucón (~25 km, 25–30 min): a fully developed town center with a hospital, clinics, banks, shops, and air and ground transportation

Development Potential: Due to its flat terrain, riverfront location, and paved access, the property is suitable for tourist

CONTACT

**Interested?
Contact us!**

contacto@parcelaspatagonia.com



Scan to view online

View this listing online:

www.parcelaspatagonia.com/anuncios/parcel/ruta-199-sector-catripulli-camino-pucon-curarrehue-la-araucania-1844

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

REF PP-01844 · Generated 21/10/2026.

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

cabins, glamping, an agritourism project, or a second home with historic character thanks to the existing church.

SERVICES

- Water
- Electricity
- Road Access

ENVIRONMENT

- Riverfront

GALLERY

