



LAND FOR SALE IN CHILE

Lot for Sale: BEAUTIFUL, PRODUCTIVE LOT IN THE PUENTE ÑUBLE AREA

Ñuble, Chillán

7,200 UF

30,000
M²

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7,200 UF	30,000 m²	Chillán	Ñuble
PRICE	AREA	COMUNA	REGION

Ñuble, Chillán

7,200 UF



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30,000 m² · Ñuble, Chillán

SERVICES

[Electricity](#)[Road Access](#)

LOCATION



GPS: -36.5311726463663, -72.1325135653345 · [Google Maps](#)

DESCRIPTION

Agro-industrial property with a European hazelnut plantation, houses, and infrastructure.

Excellent 3-hectare agricultural property, located just 15 kilometers from Chillán, accessible via a gravel road that is passable year-round, approximately 4 kilometers from the Puente Ñuble highway.

The property features 2.5 hectares of 11-year-old European hazelnut trees, planted in a 3 × 4-meter grid, currently in an excellent productive phase. The plantation is equipped with a pressurized double-row drip irrigation system, powered by an electric pump.

The remaining 0.5 hectares consist of areas designated for houses, sheds, yards, and other facilities.

Buildings and Infrastructure

The property features several structures, with all houses built primarily of wood:

Main house: 200 m².

A 130 m² house.

A 72 m² worker's house.

A 42 m² cabin.

A 135 m² shed.

A 120 m² shed.

A 7 m² storage shed.

Wooden sheds.

8 × 4-meter swimming pool.

Pond/ditch approximately 8 × 3 meters.

Water and Irrigation

The property has significant water rights and sources of supply:

Water from the Ñuble River and the Santa Canal, with 1,170 registered shares.

Two wells, both equipped with electric pumps.

Pressurized drip irrigation system for the hazelnut plantation.

Electricity

Electricity supplied by Copelec, single-phase low-voltage overhead system, with 3 meters.



INTERESTED? CONTACT US!

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