



VILLA YELEN • ESQUEL • CHUBUT • ARGENTINA

Farm in Villa Ayelén, with potential for subdivision

UF 8,298 \$341,887,000 • US\$ 350,000 • UF 0.03 / m²

AREA

320,000 m²

WATER

Yes

ELECTRICITY

Yes

ACCESS

Yes

DESCRIPTION

A farm of rare size just minutes from the city: more than 32 hectares of open countryside in Villa Ayelén, with sweeping views of Nahuel Pan Mountain, the Esquel Valley, and La Torta Mountain.

The property combines elevated areas with panoramic views, spacious pastures suitable for grazing and livestock, and a natural valley sheltered between the hills with a year-round spring. It is accessible via a public road and is just 3 km from downtown Esquel, in an established neighborhood of farms and residences.

It includes a preliminary subdivision plan for 9 parcels—four “balcony” lots of more than 1 ha, a panoramic hilltop, two pastures, the outbuilding, and the “Nido del Águila” sector—which allows for the future development of a rural real estate complex, subject to the corresponding municipal and provincial approvals.

LOCATION



Coordinates: -42.910738, -71.366222 · [Google Maps](#)

SERVICES

Water

Electricity

Road Access

CONTACT

**Interested?
Contact us!**

contacto@parcelaspatagonia.com



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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.

SPECS

Type

Mixed Use Parcel