



LAGO LEZANA • CHOLILA • CHUBUT • ARGENTINA

410-hectare property on the shore of Lake Lezana

UF 47,419 \$1,953,640,000 • US\$ 2,000,000 • UF 0.01 / m²

AREA

4,100,000 m²

ACCESS

Gravel



DESCRIPTION

Located in the prime area of Lake Lezana, in Cholila, Chubut Province, this 410-hectare ranch represents one of the investment opportunities in the Andean Patagonian Region. Surrounded by natural scenery, it combines unique water resources, breathtaking landscapes, and a rare versatility for productive, tourism, and real estate development.

The property has access to the shore of Lake Lezana and is traversed by the Arroyo Argentino and the Pedregoso River—features that give it distinctive value from both a scenic and productive standpoint. The year-round abundance of water, combined with extensive natural grasslands, native forests, and open views of the mountains, creates an incredibly attractive setting for those seeking to develop high-end projects in Patagonia.

Its native vegetation, composed of species characteristic of the Patagonian Andean forest—such as cypresses, maitines, ñires, and other native varieties—provides privacy, environmental conservation, and a virtually untouched natural setting. The combination of forest, waterways, and open spaces creates a diversity of environments that enrich both the recreational and productive potential of the property.

From a livestock perspective, the property is well-suited for sustainable farming, with an estimated capacity for approximately 60 breeding cows, benefiting from excellent grazing conditions, a permanent water supply, and natural shelter.

At the same time, its natural features and strategic location within one of Patagonia's most important tourist corridors make it an ideal setting for the development of recreational farms, private mountain communities, tourist resorts, fishing lodges, eco-resorts, or subdivisions targeting a market that values nature, privacy, and environmental quality.

Its proximity to major tourist destinations such as Cholila, Lago Puelo, El Bolsón, Los Alerces National Park, Esquel, and San Carlos de Bariloche further enhances its potential for

CONTACT

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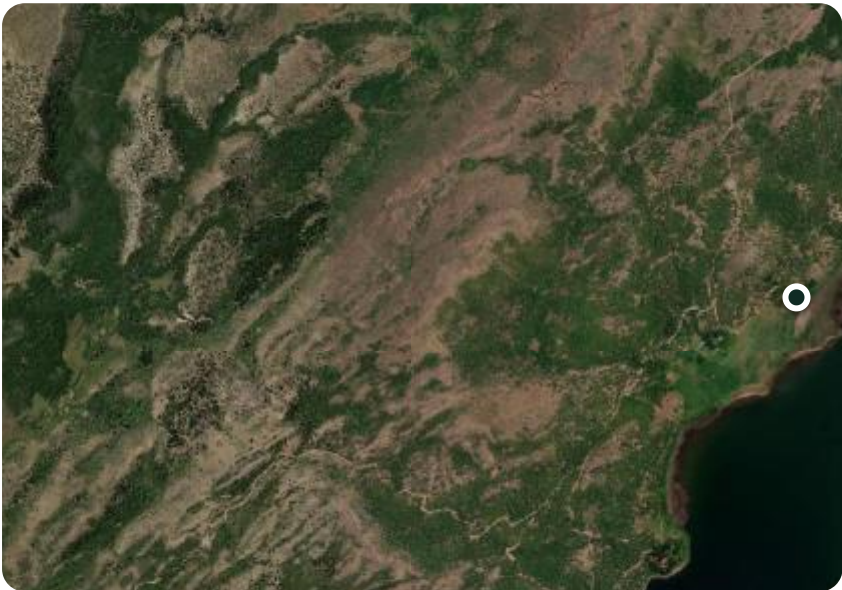
Before buying: title study, 10 to 30 years of legal history at the Conservador (land registry), with Osiadacz Abogados.

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

appreciation. The growing demand for large-acreage properties with access to bodies of water in the region positions this property as a strategic long-term investment, one that is difficult to replicate due to its unique characteristics and location.

A unique opportunity that combines a lakeside shoreline, rivers, native forest, productive potential, and enormous development potential in one of the most sought-after corners of Argentine Patagonia.

LOCATION



Coordinates: -42.421771, -71.460464 · [Google Maps](#)

ENVIRONMENT

- Lakefront
- Native Forest
- Nat. Park

ACCESS

- Gravel

SPECS

Type **Mixed Use Parcel**

GALLERY

