



SANTA BÁRBARA · BÍO-BÍO · CHILE

Lot for Sale at 9VV8+8JQ Manil, Santa Bárbara

UF 6,100 \$251,254,364 · UF 1.22 / m²

AREA

5,000 m²

WATER

Yes

ELECTRICITY

Yes



DESCRIPTION

Great opportunity! Spacious 5,000 m² lot with a house, office, and shed, located in a quiet, natural setting on the way to Santa Bárbara.

The property features a 174 m² house, thoughtfully laid out to provide spacious, comfortable, and functional living areas. Upon entering, you'll find an entry hall leading to the main living area, which consists of a spacious living room and dining room connected to an open kitchen—ideal for enjoying time together as a family. The house also features a game room, perfect as an entertainment space, family room, or multipurpose area.

The service area includes a utility room and a guest bathroom, complementing the functionality of the common areas.

The private area consists of three bedrooms. The master bedroom features an en-suite bathroom and a walk-in closet, offering greater comfort and privacy. The other two bedrooms are spacious and share a second full bathroom.

The home is in very good condition and features air conditioning for heating and solar panels, providing energy efficiency and savings.

In addition, the property includes an auxiliary building of 153 m², comprising an office, a bathroom, and a spacious warehouse/commercial space, providing a separate and versatile area for a business venture, workshop, storage, professional activity, or commercial project.

The 5,000 m² lot offers ample outdoor space, privacy, and multiple possibilities for use, all within a quiet, natural setting. The property also has rural drinking water, electricity, and a septic system.

Its location in the Mañil Alto area, on the road to Santa Bárbara, allows you to enjoy the tranquility of the rural surroundings while maintaining good connectivity. It is located just a few meters from Route Q-61, approximately 13 km from Santa Bárbara and 27 km from Los Ángeles.

A versatile, spacious property with great potential, ideal for families seeking quality of life, open spaces, and tranquility—without sacrificing additional space for work, entrepreneurship, or new projects.

Don't miss the chance to see it for yourself! Contact us for more information and to schedule a visit. Come discover for

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.

yourself all the potential this property has to offer.
If you buy with us, we'll provide personalized support
throughout the entire process!

LOCATION



Coordinates: -37.6030590589704, -72.1376194798252 · [Google Maps](#)

SERVICES

- Water
- Electricity

GALLERY

