REF PP-02144



VILLARRICA · LA ARAUCANÍA · CHILE

5,000 M² LOT, UF 1100, FREIRE– VILLARRICA

UF 1,000

$41,268,880 · UF 1,000 · UF 0.20 / m²

AREA
5,000 m²







DESCRIPTION

Nature, Connectivity, and Access to the Pedregoso River Area
A property that combines a spacious lot, natural surroundings, and a strategic location for those looking to live or invest in the lake region of La Araucanía.
A 5,000 m² lot is for sale in the María Luisa sector, on the Freire-Villarrica Road, approximately 18 km from downtown Villarrica, in a peaceful rural setting surrounded by nature.
Its location allows you to enjoy the tranquility and privacy of the countryside while maintaining convenient access to Villarrica and the main destinations in the lake region.

-A LOCATION THAT INVITES YOU TO DREAM BIG
The property is approximately 1,520 minutes from Villarrica, depending on the starting point and traffic conditions.
Access is via Route S-553, which connects to the area's main road networks. Additionally, it is approximately 2 km from the new road linking the Freire-Pucón area, offering new travel options to various destinations throughout the region.
This makes the property particularly appealing to those seeking a lot that combines rural living with relatively quick access to services, shops, schools, urban centers, and tourist attractions.

5,000 M² TO CREATE YOUR OWN PROJECT
The land features a combination of flat areas and gently rolling hills, allowing for a variety of housing designs and land-use possibilities.
The lot includes:

5,000 m² of land area.
Its own property tax ID (rol).
Registration with the Real Estate Registry (Conservador de Bienes Raíces).
Flat and gently sloping areas.
Clear, usable areas.
Native vegetation, including hualles and canelos.
Open views of the valley and mountain ranges.
An environment that preserves the area's natural and rural character.

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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This isn’t just about buying square meters—it’s about acquiring a space where you can build a home, a vacation home, or pursue a lifestyle in harmony with nature.

-A UNIQUE ATTRACTION: THE PEDREGOSO RIVER

One of the features that sets this property apart is its access to the Pedregoso River, a major waterway in the commune of Villarrica.
The Pedregoso River is part of the Toltén River basin and is one of the recognized waterways within the area’s hydrographic system.
Furthermore, official records identify the Pedregoso River as one of the tributaries used for recreational fishing in the commune of Villarrica, which adds a special appeal for those who enjoy fishing and nature-based activities.

The river’s surroundings allow residents to incorporate activities such as recreational fishing, hiking, nature observation, and enjoying the scenery into their living experience on this lot, always taking into account local conditions and applicable regulations.

-AVAILABLE SERVICES

The property offers significant advantages to facilitate future development:

Water:
A water supply system is available for the properties in the subdivision, provided by two supply reservoirs. Water is available free of charge.

Electricity:
Underground electrical service is available on the lot, a particularly valuable feature when planning a home.

Access:
The subdivision features an electric access gate, providing entry control.

Regulations:
The property is located within a subdivision governed by Co-ownership Regulations.

-A LOT FOR VARIOUS PROJECTS

Given its characteristics, this property may be of interest to those seeking to:
Build a family home.
Create a vacation home in the lake region.
Have a place to enjoy weekends and vacations.
To develop a personal project surrounded by nature.
To invest in a rural property with good access to Villarrica and other destinations in the region.
-CLOSE TO VILLARRICA, WITH THE PEACE AND QUIET OF THE COUNTRYSIDE
One of the main attractions of this lot is precisely its balance between distance and tranquility.
You can get away from the hustle and bustle of the city and enjoy a natural setting, without giving up the ability to reach Villarrica in a relatively short amount of time.
From here, you can envision a life connected to nature while maintaining access to the lake district, Villarrica, Pucón, and the main tourist attractions of La Araucanía.

-A PROPERTY WORTH EXPLORING IN PERSON

Photographs can show the land, but a property of this nature is truly understood when you walk through its spaces, observe its topography, explore its access points, and appreciate the natural surroundings.
If you're looking for a 5,000 m² lot to build on, relax, or invest in the Villarrica area, this property is definitely worth considering.
Schedule a visit and see the lot, its access points, and the surroundings of the Pedregoso River for yourself.

LOCATION



Coordinates: -38.9572548, -72.6277462 · Google Maps

GALLERY






