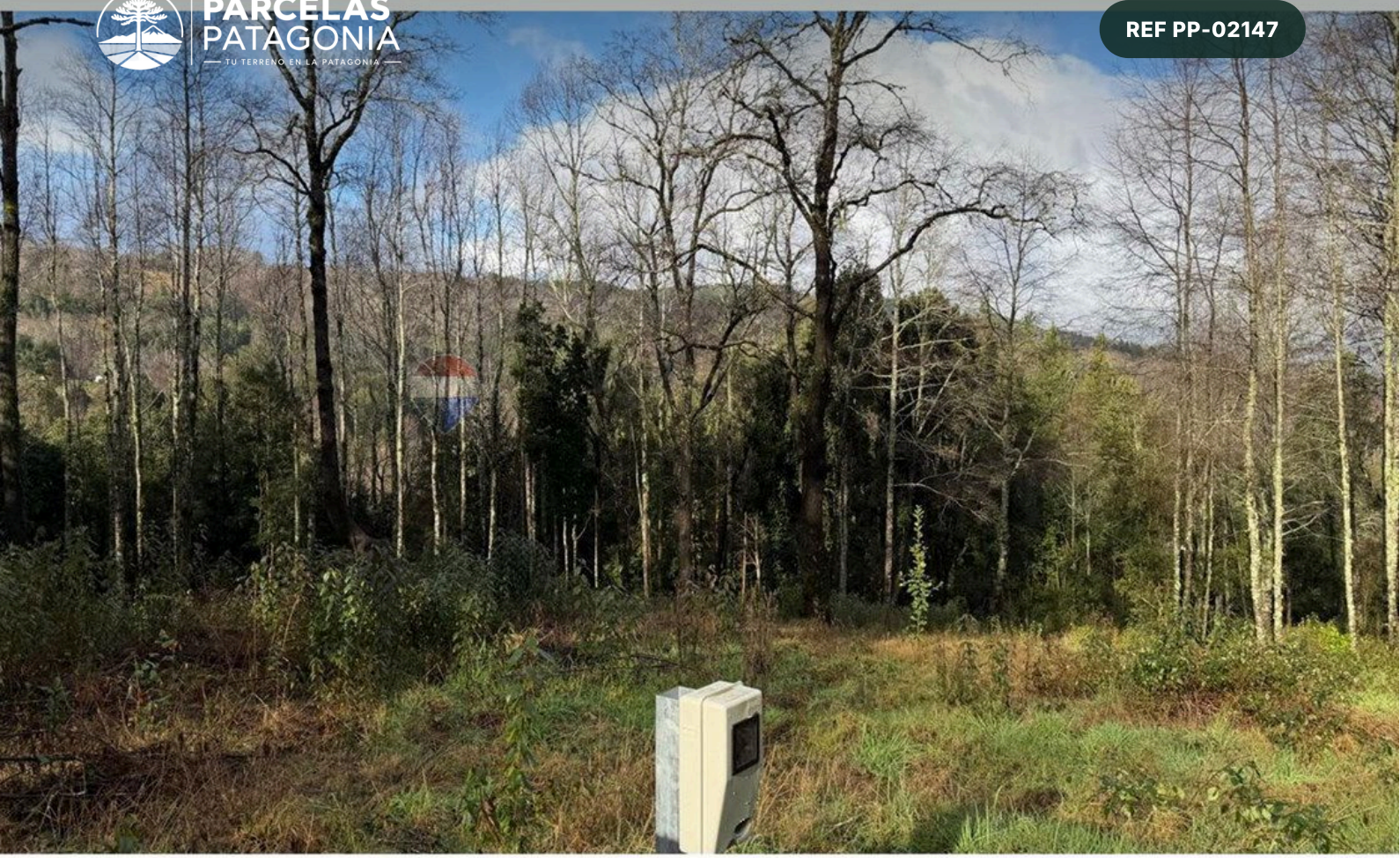
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VILLARRICA · LA ARAUCANÍA · CHILE

# LAND FOR SALE IN THE PEDREGOSO NATIVE RESERVE, VILLARRICA

## UF 1,207

$49,800,000 · UF 0.23 / m²

AREA
**5,297 m²**







## DESCRIPTION

Discover the ideal spot to build your dream home in Pedregoso, Villarrica! This spectacular building lot is available for sale and represents a unique opportunity in the residential market of the beautiful Cautin region, Araucanía, Chile.
IMAGINE YOUR LIFE HERE
As you enter this 5,100 m² lot in the Los Laureles neighborhood of Pedregoso, you begin to leave the hustle and bustle of the city behind. The surroundings invite you to take a walk, breathe in the fresh air, and enjoy a natural, peaceful, and private landscape—all while being just approximately 7 km from Villarrica.

FEATURES THAT WILL HELP YOU IMAGINE LIVING HERE
1. A lot where nature is already present.
The lot features native trees that lend character and beauty to the land, allowing you to design a home that blends seamlessly into the landscape.

2. Gently rolling terrain to help you envision your future home
Its gently rolling topography makes it easy to visualize different spaces for building your home, terrace, garden, and relaxation areas, taking advantage of the land's natural features.

3. Space to enjoy the outdoors
With 5,100 m², you'll have plenty of room to create a garden, vegetable patch, play areas, a quincho (covered barbecue area), or simply enjoy the tranquility of your own lot.
Within the development, there is an ecological reserve with streams, allowing you to explore and discover natural nooks and crannies on walks.
5. Hikes Without Leaving the Gated Community
Imagine a morning walking through the gated community's natural areas, exploring trails, and enjoying the vegetation and streams that are part of this setting.
6. Utilities Ready for the Next Step
The lot has underground water and electricity lines available for connection, making it easier to plan your future home.
7. Peace of mind and controlled access
The entrance to the gated community features an electric gate and 24-hour security, providing greater peace of mind for


CONTACT

### Interested? Contact us!

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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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those seeking to live or relax in a safe environment.
8. The feeling of living in the countryside, without being isolated
Here you can enjoy the open space, silence, and nature of a plot of land, while remaining a convenient distance from Villarrica and its amenities.
9. Connectivity to Enjoy the Lake Region
From Los Laureles, you can quickly reach Villarrica and connect to the main routes leading to other destinations in the area, including Pucón.
10. A Place to Create Your Own Lifestyle
More than just buying 5,100 m² of land, you're acquiring a space where you can build your home and design a life surrounded by nature: breakfasts on the terrace, afternoons outdoors, walks through the nature reserve, and moments of relaxation with your family.
Development and Gated Community Features:
Electricity is already installed.
Operational grid connection at the edge of the lot
Water Supply: Installed. Fully functional water connection and network within the lot.
Security: Located in a gated community with permanent access control, ensuring maximum privacy and visitor control
Trails for exploring and enjoying the natural surroundings.
Infrastructure: Stabilized internal roads, designed for smooth traffic flow year-round, ideal for truck traffic during construction.
Geographic Features and Topography: Gently rolling terrain, ideal for optimizing the architectural design of a home without the need for major earthworks.
The lot is located just a few meters from the main entrance, close to the main road, and offers easy access to the interior of the gated community.

## LOCATION



Coordinates: -39.1730626, -72.192897 · Google Maps

## GALLERY



