

160 acres (65 hectares), comuna Curacaví, Region Metropolitana, Chile

Excellent real estate 1 hour from Santiago, less to Valparaíso / Viña del Mar >>*USD 2.4 M

A special and unique real estate opportunity – a very private and carefully maintained property, located near Curacaví and Casablanca. Agro-residential land with incredible potential for investment and tourism. Three features >> unspoiled **Natural beauty**, complete **Privacy**, and **Size** >> that are so difficult to find in an easily accessible property for sale near Santiago, Valparaíso and Viña del Mar.



Maps and other documents available by request.

Includes a large and stylish *casa patronal* of high quality, of aprox. 650 square meters (7,000 sq. feet), around 20 years old. A very fine home with two *bodegas* (wine cellars); auto garages; surrounded by gardens and trees; a small swimming pool. It has a great *quincho* (patio/ bbq) for parties. Orchards of lemons, olives, almonds, and other fruit trees – automatic irrigation systems. Stables for 8 horses, tack room and cellar. A variety of animals and pens. Includes water tanks, total capacity around 80,000 liters.

Water rights are included in the sale.

Also includes a well-constructed caretaker´s house of approx 110 m2 (~1150 sq ft).

The highest and best uses of the property are as a trophy home; for tourism (boutique hotel, cabañas, events, eco-tourism, equestrian center...); as a time-share holding, or a shared property for a group of families and friends / church / corporation / university/ other; and perhaps as a upscale subdivision project.

A **Video** compilation of the property is on YouTube: <https://goo.gl/EjZqMB>



It is worth noting that this property is a very viable to develop a hotel-tourism business due to its proximity to Santiago, Viña del Mar-Valparaíso and several nearby vineyards. The land offers a lot of space to build a hotel type cabañas, each afforded its own individual privacy. And the area offers many tourist and commercial tourist attractions, such as wine making, cheeses, artisanal production, nature loving, and similar high end properties. It also has several venues for trekking, horse riding and cycling.

It has an interesting and beautiful landscape of hills and mountains. While there is limited potential for industrial agricultural, it is attractive for small scale and artisanal production.

Much of the land is ideal for construction, such as hotel cabins / spa / club, and in addition to the touristic value of the landscape, is an excellent commercial location with good access. Likewise it has a manageable size for hobby and leisure activities that are in such demand related to horses in its different disciplines, rodeo.

Its unique value comes from the superb tranquility and independence of the property and its natural ambiance. A signature destination for many day trips hobbies and attractions. In its immediate surroundings are vineyards, equestrian centers and fine restaurants. Within 30 minutes are many beaches, the Casino of Viña de Mar, and the modern city of Valparaíso. There is phenomenal potential for developing it as an "all-inclusive" tourist center for longer stays and vacations. It is increasingly rare to find a property of this size and privacy so close to Santiago. In summary, it meets all requirements for an excellent, large parcel for rest and relaxation - be it for family use or for tourism.



Seller's Price

Asking price of the property includes land, buildings, and water rights. The price is set in Chilean Unidad de Fomento. The dollar calculation is an estimate based on the exchange rates on October 5, 2017. As is brokerage practice, prices are inflated to include typical closing expenses. Therefore "2,400,000 USD" was a conservative total figure on that date. Actual costs will be lower or higher than that estimate, and must be determined when all the details can be identified.

For more Information, and to Schedule Showings:

Dan Duke is a broker representing the seller.

Email: Dan@ChileProperty.com

Chile mobile: +56 9 7646 6173

USA: 412-447-1950

Property Page: <http://www.chileproperty.com/real-estate-santiago-valparaiso-vina-712/>