



## Excellent Plot of land for sale in Cochrane Aysen



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,409,285.27

#### Location

Pays:	Chili
État/Région/Province:	Aysén
Ville:	Cochrane
Adresse:	Cochrane
Soumis:	28/07/2023

Description:  
Excellent Plot of land for sale in Cochrane Aysen Chile

Esales Property ID: es5553403

360 tour here – <https://www.lanube360.com/riberasdelnef-b/>

#### Property Location

Cochrane,  
Aysen,  
Chile

#### Property Details

Here we present an excellent plot of land in one of Chile,s most sought after areas for investment right



now.

Located just over a mile from the spectacular confluence of the Nef with the Baker River, the largest in Chile, this property boasts almost two and a half miles of riverbank alongside the Nef River, down which glacial meltwater flows directly from the Northern Ice Field, part of the third largest freshwater reserve in the world.

Located only ten minutes along a gravel road from the Carretera Austral, the project offers spectacular panoramic views that can be admired from almost any point around the park and boasts almost two and a half miles of riverbank alongside the Nef River, a waterway that flows down from the Nef glacier in the Northern Ice Field and guarantees pure, fresh water for centuries to come.

The park covers 1.346 acres and includes a small lake, native forest, a long creek, and graceful meadows offering extraordinary vistas. It is also just over a mile on foot (10 minutes by car) from the confluence of the Nef with the Baker River, the most famous in Patagonia and extraordinary for its fishing, rafting, kayaking, and breathtaking beauty.

In addition, the Nef Glacier and its lake are only 18 miles upriver, perfect for a day-trip on horseback. This imposing tongue of ice is the gateway to the Northern Ice Field, on the far side of which lies the Pacific Ocean and the world-famous Laguna San Rafael.

The park's exceptional northeast orientation ensures excellent sun exposure, and the project lies just 25 miles from the city of Cochrane with its brand-new hospital and first-class airfield

## About the Area

With its aura of remote romance, wind-whipped Chilean Patagonia attracts those travelers with an eye for beauty and a zest for adventure. Icy glaciers plunge into emerald lakes; wild fjords snake through hardwood forests; and the Andes' dramatic peaks ascend into swirling clouds and mist. It's hardly surprising that Chilean Patagonia's fabled lands have lured Magellan, Darwin, and even Butch Cassidy and the Sundance Kid. Spend a day getting acquainted with the quirky Magellanic penguins congregating on Isla Magdalena. Then, continue south for jaw-dropping views of Tierra del Fuego's sky high mountains, pristine glaciers, and verdant forests. When you're ready for some R&R, retreat to your cozy lodge to get energized with some fresh Patagonian air and a hearty supply of seafood and wine.

With so much to see and do, getting oriented in Chilean Patagonia can be a challenge. The territory's incredible size (consuming Chile's lower third) and diverse landscapes force you to be selective about where you explore. There are three distinct regions. In the north, the awe-inspiring Lake District extends from Puerto Montt to Aisén. The Southern Coast, a 620-mile strip of land, sits between the Lake District and Southern Chilean Patagonia. This southernmost region includes Puerto Natales, Punta Arenas, and Tierra del Fuego—three noteworthy places. You may not see everything, but be sure to take in the rugged spirit of this breathtaking natural setting.

## Main Features



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- 5450000 m2 of land
  - Excellent location close to many amenities
  - Stunning country views.
  - Huge Potential in the rental market if developed on.

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## **Commun**

Dimesions du lot: 5450000 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX4.693.568

