



## Excellent Large Property For Sale for sale in Los Lagos in



### Information de l'agent

Nom: Niall Madden  
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Expérience since: 2002  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: English  
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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 7,151,016.92

#### Location

Pays: Chili  
État/Région/Province: Los Lagos Region  
Adresse: Fresia  
Soumis: 12/04/2025

#### Description:

Excellent Large Property For Sale for sale in Los Lagos in Chile

Esales Property ID: es5554557

#### Property Location

Fresia

Los Lagos

Chile

#### Property Details

A Verdant Kingdom in Southern Chile: Expansive Forest Property Offering Unparalleled Potential

Presenting a truly spectacular investment opportunity nestled in the heart of the breathtaking 10th Region of Los Lagos in Chile, adjacent to the charming town of El Repil within the Fresia County of Llanquihue. This significant landholding, encompassing a vast expanse of 2,856 hectares, equivalent to 7,057 acres, represents a unique and compelling prospect for astute investors seeking a substantial asset with diverse possibilities. This remarkable property, situated amidst the pristine natural beauty of southern Chile, holds immense potential for forest conservation initiatives, sustainable logging operations, fertile farming endeavors, and innovative carbon credit schemes.

#### A Strategically Positioned Natural Treasure:

This extensive tract of land enjoys a privileged location on the interior slopes of the majestic coastal mountain range, known locally as the Cordillera de la Costa. Situated approximately 20 kilometers inland from the rugged shores of the Pacific Ocean, the property benefits from the region's unique climate and fertile soils. Its geographical context places it within the province of Llanquihue, a region renowned for its modern infrastructure and remarkable development, largely attributed to the industrious European settlers who have shaped the area. The property's strategic location also provides convenient access to several key regional centers, including the picturesque cities of Puerto Varas, Puerto Montt, and Frutillar, all within comfortable driving distance and offering a range of amenities and services.

#### Defining Boundaries and Unrivaled Natural Surroundings:

The boundaries of this significant property are clearly demarcated by notable natural landmarks and local areas. To the north, the property adjoins the Alerce National Park Forest, a protected area renowned for its ancient and towering Alerce trees (*Fitzroya cupressoides*), a species of immense ecological significance and national heritage. To the south lies the welcoming locality of La Esperanza, a neighboring community that contributes to the region's local character. The eastern border of the property is defined by the Hueyusca River, a significant watercourse that offers both natural beauty and potential resources. To the west, the property extends towards the inner reaches of the coastal mountain range, the Cordillera de la Costa, which runs parallel to the vast expanse of the Pacific Ocean. The precise coordinates of the property's corners further define its substantial dimensions: North East Corner: -41.005333 -73.648611; North West Corner: -40.993109 -73.704681; South West Corner: -41.061094 -73.736563; South East Corner: -41.065343 -73.720057.

#### Accessibility and Regional Connectivity:

Accessing this remarkable property is facilitated by well-maintained transportation infrastructure. Driving westward from the main Highway Ruta 5, which connects the towns of Puerto Varas and Frutillar along the western shores of Lake Llanquihue, one reaches the town of Fresia after a comfortable 35-kilometer journey on a paved road, typically taking approximately 30 minutes. Continuing westward for another 28 kilometers, a clearly signposted gravel road leads towards the area of El Repil, situated next to the scenic Hueyusca River. The location of this substantial landholding is clearly visible, marking the beginning of the eastern slopes of the prominent coastal mountain range, the Cordillera de la Costa, which stretches along the Pacific Ocean. The roads in this region are state-maintained year-round, ensuring reliable access for the transport of harvested eucalyptus trees by the official Forestry Enterprises operating in the area, highlighting the established forestry infrastructure in the region.



## A Biodiversity Hotspot: The Valdivian Temperate Rainforest:

(*Myrceugenia exsucca*); Olivillo (*Aextoxicon punctatum*), a slow-growing endemic tree; Sauco (*Sambucus nigra*), the common elderberry; Tapa (*Laureliopsis philippiana*), a commercially important timber tree; Tiaca (*Caldecluvia paniculata*); Tineo (*Weinmania trichosperma*); and Ulmo (*Eucryphia cordifolia*), a redwood distinctively utilised for making high end value furniture, the tree is also famous for its exquisite flowers and its role in producing highly sought-after medicinal Ulmo honey by local beekeepers. Furthermore, the property abounds with Maqui, a native berry renowned for its exceptional antioxidant properties, along with numerous other native plant species contributing to the rich biodiversity of this natural haven.

## Topography and Water Resources:

The terrain of this substantial property is characterized by an intermediate and gently rolling topography, with slopes ranging from a moderate 10% to a steeper 40% in certain areas. This varied topography offers diverse microclimates and habitats within the forest. The primary watercourse traversing the property is the significant Hueyusca River, which forms approximately half of the eastern boundary of the landholding. This pristine river is an attractive destination for unrestricted fishing throughout all seasons of the year, offering opportunities for recreational enjoyment and potential resource utilization. Additionally, several streams, including the El Repil river, meander through the property, presenting further opportunities for fishing excursions or even for the potential development of small-scale hydroelectric power generation to meet any commercial energy requirements within the forest property. Scattered throughout the interior of the forest are several pristine and untouched lagoons, adding to the natural beauty and ecological value of this remarkable land.

## Climate and Altitude:

The region enjoys a West Coast climate, characterized by high annual rainfall, influenced by a Mediterranean-type pattern with distinct wet winters and drier summers. The average annual temperature is a mild 12 °C. Winter minimum temperatures typically range from 2 to 8 °C during July and August, while in the summer months, the highest temperatures reach a comfortable 26 to 28 °C between January and February, creating a favorable environment for both forest growth and human habitation. The altitude of the property ranges from approximately 300 meters above sea level in the lower and flatter areas, gradually rising to a maximum of 600 meters at its highest points, contributing to the diverse ecosystems and microclimates found within the landholding.

## Productive Potential of the Surrounding Region:

The surrounding region is characterized by a diverse range of productive activities, including fishing, fertile farming, established logging operations, and the production of high-quality honey. In terms of tourism, the Llanquihue region is a highly sought-after destination, attracting a significant number of international tourists from North America, Europe, and Oceania. The region offers a wide array of attractive features for outdoor enthusiasts, including opportunities for sport fishing in estuaries and rivers, sailing and various water sports on the numerous lakes, exhilarating canopy tours, white-water rafting



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adventures, trekking through pristine forests, mountaineering expeditions in the nearby Andes, rock climbing on challenging cliffs, and hiking trails of all levels of difficulty. Within a convenient 125-kilometer radius of the property lie the majestic Osorno and Calbuco volcanoes, offering opportunities for skiing and snowboarding during the winter months, as well as guided horseback riding tours through the stunning volcanic landscapes.

#### Investment Details and Ownership:

This exceptional property is categorized as Forest Land and is located in the Town of El Repil, within the 10th Region or X Region Los Lagos, Chile. It is offered for sale directly by the owner, providing a streamlined transaction process. The total land area encompasses a substantial 2,856 Hectares or 7,057 Acres. The purchase of land in Chile is a straightforward process, typically handled within a relatively short timeframe of two to four weeks. Ample support for the entire sale procedure is provided by the seller/owner, ensuring a smooth and efficient transaction for the buyer. Foreign nationals are warmly welcomed in Chile, and notably, no specific TAX is required to be paid for the acquisition of this particular property, further enhancing its investment appeal.

#### Unparalleled Amenities and Lifestyle:

This remarkable property offers a wealth of intrinsic amenities, including breathtaking valley views and majestic mountain vistas, providing a constant connection to the stunning natural surroundings. The environment is exceptionally relaxing and pure, offering a welcome escape from the stresses of modern life. The air is fresh and invigorating, filled with the delicious natural scents of the surrounding forest. This truly represents an isolated paradise on Earth, offering a unique opportunity to own a substantial piece of pristine Chilean wilderness. It is an environment that one cannot help but love and cherish for its inherent beauty and tranquility.

#### About the Area

Los Lagos, translating to 'The Lakes' Region, is a captivating area in southern Chile, renowned for its stunning natural beauty characterized by a multitude of pristine lakes, towering volcanoes, verdant forests, and a dramatic coastline along the Pacific Ocean. This region offers a diverse landscape, ranging from the snow-capped peaks of the Andes Mountains in the east to the archipelagos and islands, including the significant Chiloé Island, in the west. The abundance of freshwater bodies, including the vast Llanquihue Lake, Chile's second largest, contributes significantly to the region's identity and offers numerous recreational opportunities.

The geography of Los Lagos is marked by its dramatic interplay of geological forces, with prominent volcanoes such as Osorno, Calbuco, and Tronador shaping the skyline and contributing fertile soils to the valleys. The Valdivian temperate rainforest, a unique and biodiverse ecosystem, blankets much of the region, showcasing ancient Alerce trees and a rich array of endemic flora and fauna. The coastline is rugged and indented with fjords and channels, particularly around the Chiloé Archipelago, which possesses its own distinct cultural and natural heritage. The region's climate is characterized by abundant rainfall, contributing to its lush vegetation and numerous rivers, including the Maullín, Petrohué, and Puelo.



Culturally, Los Lagos has a fascinating blend of indigenous Mapuche traditions and the strong influence of German settlers who arrived in the mid-19th century, particularly around the shores of Lake Llanquihue. This European heritage is evident in the architecture, cuisine, and local customs of towns like Frutillar and Osorno. The region's economy is diverse, with significant contributions from sectors such as fishing, salmon aquaculture, forestry, agriculture (especially cattle farming and potato cultivation), and a rapidly growing tourism industry that capitalizes on the spectacular natural landscapes and outdoor activities.

For those wishing to explore the wonders of the Los Lagos region, the primary air gateway is El Tepual Airport (PMC), located near the regional capital, Puerto Montt. This airport offers domestic flights connecting Los Lagos with other major cities in Chile, including Santiago. While there are smaller airfields in other towns within the region, El Tepual serves as the main point of entry for most national and international travelers seeking to experience the breathtaking beauty and cultural richness of southern Chile's Lake District.

#### Main Features

- \* 28560000 (28.56 million square meters)
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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#### Commun

Dimesions du lot: 28560000 m<sup>2</sup>

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: IX6.802.883

