



## Vineyard With Dwelling for Sale in Illapel Coquimbo



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 252,044.04

### Location

Country: Chile  
State/Region/Province: Coquimbo Region  
City: Illapel  
Address: La Colonia PC Hijuella 1  
Posted: Jan 29, 2025  
Description:  
Vineyard With Dwelling for Sale in Illapel Coquimbo Chile

Esales Property ID: es5554467

### Property Location

La Colonia PC 133  
Hijuella 1 SN  
Comuna de Illapel  
Chile

### Property Details

Exceptional 10.32 Hectare Plot with Vineyard and Infrastructure for Sale near Illapel, Coquimbo, Chile

This exceptional property, code 2919747, offers a unique investment opportunity in the picturesque



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Coquimbo region of Chile. Located less than 8 minutes from Illapel, in the La Colonia sector, this 10.32-hectare (approximately 25.5 acres) plot presents a remarkable blend of agricultural potential, natural beauty, and strategic location. Bordered by the Illapel River and Route D-805, this property is ideal for a variety of ventures, including a wine project, land subdivision, or simply enjoying the tranquil landscapes, fruit trees, and natural surroundings.

### A Versatile Landscape with Established Infrastructure:

The property boasts a predominantly flat terrain (approximately 90%), with a relatively rectangular and homogeneous shape, facilitating ease of development and cultivation. Crucially, the sale includes valuable irrigation water rights, corresponding to 11.03 irrigation water shares of the El Molino canal, ensuring a reliable water source for agricultural pursuits.

### Key Features and Existing Infrastructure:

- \* **Established Vineyard:** Approximately 6 hectares are planted with a vertical trellis vineyard, comprising approximately 3.5 hectares of Cabernet Sauvignon, 1 hectare of Syrah, 0.75 hectares of Chardonnay, and 0.75 hectares of Sauvignon Blanc. This established vineyard provides immediate potential for wine production.
- \* **Storage Warehouse:** A substantial 450 m<sup>2</sup> (15m x 30m) storage warehouse, built into the side of a hill, provides ample space for storing equipment, supplies, and harvested grapes.
- \* **Sanitary Facilities:** Two basic 2m x 3m bathrooms constructed of lightweight materials offer essential sanitary facilities.
- \* **Irrigation Sheds:** Two 3m x 3m lightweight sheds provide storage and shelter for irrigation equipment.
- \* **Irrigation Tank:** A large 40m x 40m irrigation tank (without a wrapping folder) provides significant water storage capacity.
- \* **Winemaking Equipment:** The sale includes a range of general machinery essential for vineyard and winery operations.
- \* **Wine Storage:** The property features substantial wine storage capacity: 17 tanks with an approximate total capacity of 106,000 gallons. These include four 10,000-gallon stainless steel tanks, four 10,000-gallon fiberglass tanks, four 5,000-gallon fiberglass tanks, and several smaller fiberglass and plastic tanks.
- \* **Barrel Storage:** 44 barrels, providing an approximate additional storage capacity of 10,000 gallons.
- \* **Storage Containers:** Three 40-foot maritime containers provide secure storage for various items.
- \* **Agricultural Equipment:** A Foton 35 tractor (year unknown) is included in the sale, providing essential agricultural machinery.

### Strategic Location and Accessibility:

The property enjoys excellent accessibility with a 95-meter frontage directly on the paved Route D-805, which provides a direct and convenient connection to Illapel. The rear of the property borders the Illapel Riverbank, offering a scenic and natural boundary.

### Surrounded by Natural Beauty and Local Amenities:



The property is situated in a countryside area characterized by green areas, native forests, and fruit trees, offering a tranquil and picturesque environment. It is also conveniently located near a residential area, ensuring access to local amenities and services. The proximity to the Illapel River and nearby public transportation further enhances the property's appeal. The area is also known for its tourist potential, offering opportunities for camping and enjoying the natural surroundings.

## A Multifaceted Investment Opportunity:

This property presents a compelling investment opportunity for a variety of ventures:

- \* **Wine Production:** The established vineyard and existing winemaking infrastructure provide a solid foundation for developing a successful wine business.
- \* **Land Subdivision:** The large land area and relatively flat terrain make it suitable for subdivision into smaller plots for residential or agricultural development.
- \* **Agricultural Diversification:** The property's fertile land and irrigation rights offer potential for diversifying agricultural activities, such as fruit production or other crops.
- \* **Rural Retreat:** The tranquil setting and natural beauty make it an ideal location for creating a private rural retreat or a tourism-related venture.

## Property Details Summary:

- \* Country: Chile
- \* State: Coquimbo
- \* City: Illapel
- \* Area: The Colony
- \* Code: 2919747
- \* Condition: Used
- \* Built Area: 450 m2
- \* Land Area: 10.32 Hectares
- \* Bathrooms: 2
- \* Parking: 4
- \* Property Type: Plot
- \* Business Type: Sale

## Internal Features:

- \* Panoramic view

## External Characteristics:

- \* Paved access
- \* Fruit trees
- \* Tourist areas
- \* Native forests
- \* Near urban area



- \* Barn/Warehouse
- \* Shed
- \* Nearby river/stream
- \* Nearby public transportation
- \* Countryside area
- \* Camping area
- \* Residential area
- \* Green areas

This exceptional property in Illapel, Coquimbo, Chile, offers a unique combination of established infrastructure, natural beauty, and strategic location. It represents a compelling investment opportunity for those seeking a diverse and rewarding venture in a picturesque Chilean setting.

## ABOUT THE AREA

Illapel is a city located in the Choapa Province of the Coquimbo Region in Chile. Situated in a fertile valley surrounded by hills and mountains, Illapel serves as an important agricultural and commercial center for the surrounding rural communities. The city is known for its agricultural production, particularly fruits like avocados and citrus, and its connection to the mining industry, which has historically played a significant role in the region's economy.

The city offers a blend of traditional Chilean culture and modern amenities. Its central plaza serves as a gathering point for locals, while the surrounding streets are lined with shops, restaurants, and historical buildings. The area surrounding Illapel provides opportunities for outdoor activities, such as hiking, horseback riding, and exploring the natural beauty of the Chilean countryside. The nearby Choapa Valley is known for its stunning landscapes and agricultural richness.

Illapel's history is deeply intertwined with the development of the Coquimbo Region. Its strategic location has made it a key trading and transportation hub throughout its history. The city continues to play a vital role in the region's economy and serves as a gateway to the surrounding rural areas.

The nearest major airport to Illapel is the La Florida Airport (LSC) in La Serena, which is the regional capital of Coquimbo. La Serena is approximately 180 kilometers (112 miles) north of Illapel. From La Serena airport, travelers can reach Illapel by car or bus, with the journey taking approximately 2-3 hours depending on the mode of transportation.

## MAiN FEATURES:

- \* 450m2 of living space
- \* 100320m2 plot
- \* 2 Bedrooms after redevelopment
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies



- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Chile
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com after redevelopment

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## **Common**

|                   |          |
|-------------------|----------|
| Bedrooms:         | 2        |
| Bathrooms:        | 2        |
| Finished sq. ft.: | 450 sq m |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.626.228

