FABIANA TULA
Servicios Inmobiliarios

Fabiana Tula
Auctioneer and Public Broker
Mat. N° 051-RPC-09 F°101/102 T° I
Phone: +54 294 440-0212
Email: info@fabianatula.com.ar

SALE

SOUTH LINE STAY

- RUTA NACIONAL EX 40, CHENQUENIYÉN, San Carlos de Bariloche -

u$s 1.300.000



Description

130 km from Bariloche, the road to Pilcaniyeu is accessible from the former National Route 40 and connects with a local road near Chenqueniyen, or 80 km further along the road to Provincial Route 80.
Area: 3,418 hectares of steppe with sections of grassland. Geographically, it is a flat area with some slopes and higher elevations.
The Montoso River runs through the area with pure meltwater. It has numerous springs and naturally wetlands. Very good water flow throughout the year.
Infrastructure: 1- Main house with two bedrooms; kitchen; living room; full bathroom. Panoramic views due to its elevated location. Utilities: 12V battery-powered electricity. Heating: firewood and bottled gas. 2- Caretaker's house: kitchen-dining room; two bedrooms; full bathroom. Masonry construction. Utilities: Same as main house. 3- Warehouse: 300 m². Construction: masonry with a sheet metal roof; cement floor. 4- Old property: approximately 135 years old. Uninhabitable. Possibility of restoration for different uses.
The subdivision is enclosed by fencing, both internal and perimeter. It includes: 3 large paddocks; corrals; stalls (used to immobilize animals during treatment); a chute (a narrow, enclosed structure to facilitate safe animal handling); and a loading dock (facilitates loading and unloading of animals, especially cattle).
The field in question allows for livestock farming, both for sheep and cattle, and also the possibility of tourism development, especially for foreign tourists, given the wide range of activities such as hunting and fishing.

FABIANA TULA
Servicios Inmobiliarios

Fabiana Tula
Auctioneer and Public Broker
Mat. N° 051-RPC-09 F°101/102 T° I
Phone: +54 294 440-0212
Email: info@fabianatula.com.ar













Fabiana Tula
Auctioneer and Public Broker
Mat. N° 051-RPC-09 F°101/102 T° I
Phone: +54 294 440-0212
Email: info@fabianatula.com.ar













Fabiana Tula
Auctioneer and Public Broker
Mat. N° 051-RPC-09 F°101/102 T° I
Phone: +54 294 440-0212
Email: info@fabianatula.com.ar





