ARGENTINA MOUNTAIN LODGE

CHAPELCO | NEUQUÉN | ARGENTINA

182.8 ± ACRES TOTAL

SREland.com/Chapelco
Patrick Archer 772.205.3598
CBC Saunders Real Estate and Nordheimer Campos y Estancias are pleased to present this stunning mountain lodge in the Los Altos de Chapelco region, one of the most beautiful swaths of Argentina’s Northern Patagonia.

In addition to breathtaking views of the Andes Mountains, the property features 182 ± acres of natural woodlands with a mix of natural springs and several streams flowing through the property from the mountains above.

Structures include a beautiful, 2-story main residence with approximately 2,400 ± square feet of living space, 3 bedrooms, 3 bathrooms, a large den with fireplace, a gourmet kitchen with center island, a dining room with seating for 10, an outdoor grill and secondary kitchen, and a 1,600 ± square foot deck with panoramic views of the Andes above and the lakes below.

Additional structures include 2 guest houses: a 900 ± square foot house built of wood and stone with 2 bedrooms, a bathroom, kitchen and den with fireplace; and a 500 ± square foot guest house with 1 bedroom, 1 bathroom, a kitchenette, closet, laundry and storage; a third cottage for the caretaker; 4 barns, a workshop, and a horse paddock with 2 stalls.

The property is fully fenced and includes all utilities.
“Panoramic views of the Andes Mountains, the Lácar and Lolog Lakes, and the Lanín Volcano on the border with Chile.”
SPECIFICATIONS & FEATURES

Acreage: 182.8 ± acres

Location: Los Altos de Chapelco, Argentina

Province: Neuquén

Sale Price: $2,000,000

Sale Price per Acre: $10,940

Residential Structures: 4
- 3 bed/3 bath main residence
- 2 guest houses
- Caretaker’s cottage

Support Structures: 4 barns for storage, a workshop, and a horse barn with 2 stalls, fully fenced and all utilities available

Total Living Space: 5,800 ± square feet

Water Resources: Natural springs plus several streams that originate in the mountains above

Current Use: Residential and recreation including horseback riding, fishing, hiking, mountain biking, and other outdoor activities

Potential Use: Luxury residential development
Chapelco is located in the Argentina Province of Neuquén. The property can be reached by a 2-hour flight from Buenos Aires to Bariloche followed by a scenic, 1-hour drive from Bariloche north to Chapelco on state roads which are well maintained year-round.
Neuquén is one of the wealthiest provinces of Argentina in terms of personal fortunes and natural resources. Neuquén is the most important mining province accounting for half of Argentina’s oil and gas production. The province shares a western border with Chile along the Andes Mountains and a northern boundary on the Colorado River separating it from Mendoza. With major ski destinations including Chapelco, Cerro Bayo and Caviahue, it is also one of Argentina’s leading regions in terms of tourism revenue. Temperatures are mild in the summers (Dec-Feb), cold in the peak months of ski season (Jun-Aug), and pleasant in the spring and fall. The province is also well known for its apples, peaches, craft beers, and wine.
SREland.com/Chapelco

Patrick Archer
Associate Broker
CBC Saunders Real Estate
+1.772.205.3598
parcher@sreland.com
patrick@investba.com

Federico Nordheimer
Director
NORDHEIMER SRL
+54.11.4807.2660
federico@nordheimer.com
federico@investba.com

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved. Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.