



Oswaldis Corobo

CENTURY 21.

Alpha

ID: 2800
ocorobo@c21alpha.com.uy
+59897211218



Campo for Sale

RUTA 11 KILOMETRO 155, Canelones, San Jacinto, KILOMETRO 155



Sale: 1,090,000 USD

Property type: Field

Operation: Sale

- **Land:** 42.0 Hectares
- **Building:** 744.0 sqm
- **Front measurement:** 700.0 m
- **Background measurement:** 600.0 m
- **Bedrooms:** 6
- **Bathrooms:** 3
- **Half Baths:** 1
- **Parking lots:** 3
- **Stories:** 2
- **Land:** regular
- **Condition:** Very good
- **Number Of Houses:** 2
- **Construction Quality:** Middle - High
- **Showers:** 3
- **environments:** 12

- | | | | |
|-------------------------------|----------------|---------------|-------------|
| • Kitchen | • Pets Allowed | • Water | • Cable |
| • Electricity | • Internet | • Phone | • Loft |
| • Yard | • Laundry | • Living room | • Courtyard |
| • Individual air conditioning | • Pet friendly | • Grill | |

Property status

State: Very good

Age: 1990

Without Mortgage: Yes

Description

!OPPORTUNITY! Sale of productive land 42 ha + 2 houses with barbecue
Ideal field to work and live surrounded by vegetation.

It is a field of 42 ha., It stands out that it is about 60 km. from Montevideo, 20 km from Atlántida, 9 km from San Jacinto and 5 km from Estación Pedrera, entrance at kilometer 144.5 of route 11.

Access by route 11 at Talita height at kilometer 144.5. The soils are type 10.8b and 10.8a, they are soils of high fertility and moderately well drained with agricultural priority with a productivity index of 184 in 70% approx. and 105 in 30% approx., having excellent conditions for agricultural and livestock activities.

The field has the following characteristics:

- * 42 hectares of field totally fenced with wire of law 7 threads electrified in almost the entire perimeter.
- * 25 water points distributed in different points of the course.
- * 2 breakwaters with more than 10,000,000 liters of dammed water.
- * 2 water wells, one of 1500 liters and another of 2000 to 3000 x liters per hour.
- * More than 2500 species and 100 diverse species (550 pines to cut in 10 years)
- * Fifth of fruit trees with more than 90 citrus, with drip irrigation.
- * 1 pigpen for 4 pigs with automatic drinker nipples.
- * 1 shed of 100 m2 for work and garage (part of laminate and part material).
- * Enclosure sleeves.
- * 1 shed of 300 m2 and 150 m2 of eaves (English sheet material, built in 2002)
- * 1 greenhouse of 320 m2.
- * Three-phase light.
- * 1 main house with 3 bedrooms, 1 bathroom and 1 toilet, living room with wood stove, kitchen, pantry, stripped, large attic and gallery. (built 160 m2, with masonry walls, wooden ceiling with stone wool (insulation) and sheets.
- * 1 house with 2 levels built with 3 bedrooms, 2 full bathrooms. (built 137 m2, in double brick walls with thermal insulation in the center and ironed roof, plast foam and laminate)

It consists of:

Ground floor: entrance hall, living room with high performance wood heater, exit to gallery, kitchen, bathroom, stairs to 2nd level.

Upper floor: distribution hall, 3 bedrooms, 2 with a large balcony and 1 bathroom.

1 barbecue with kitchen, pizza oven and grill, toilet and pantry. (built 47 m2, with brick walls, ceiling with plast foam (insulating) and laminate.

Total built area of the 2 houses and the barbecue: 344 m2.

The general state of presentation of the property in very good condition.

Contribution value: \$ 29,532

Primary value: exempt

Sale value: US\$ 1,090,000

We share with all real estate.

Real Estate Commission 3% plus VAT.

Do not miss this opportunity!, consult and schedule your visit.

Location

RUTA 11 KILOMETRO 155, Canelones, San Jacinto, KILOMETRO 155

References

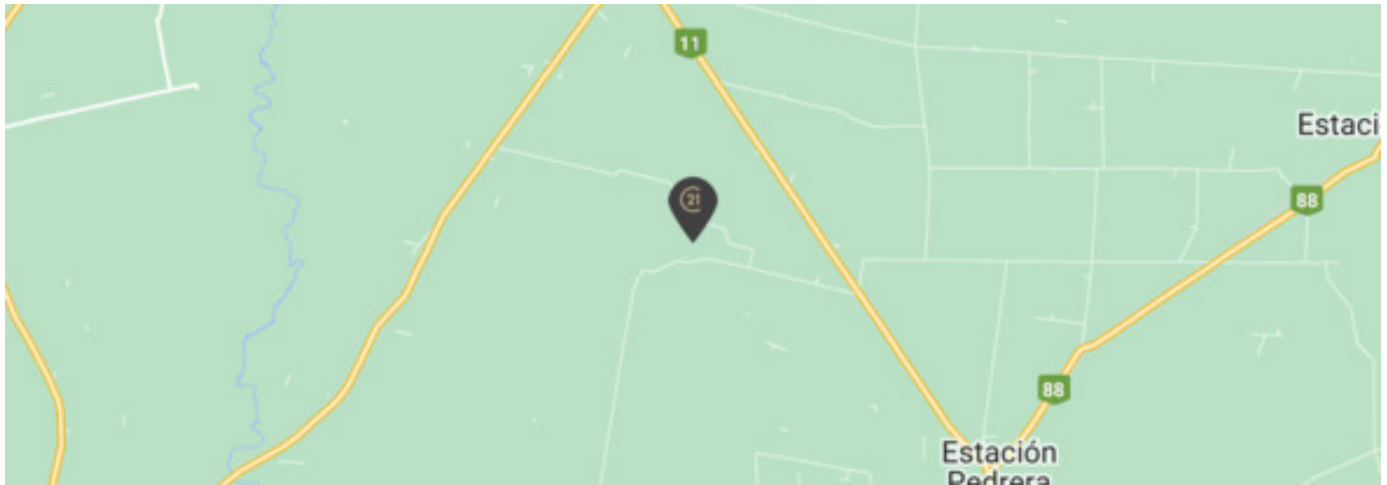
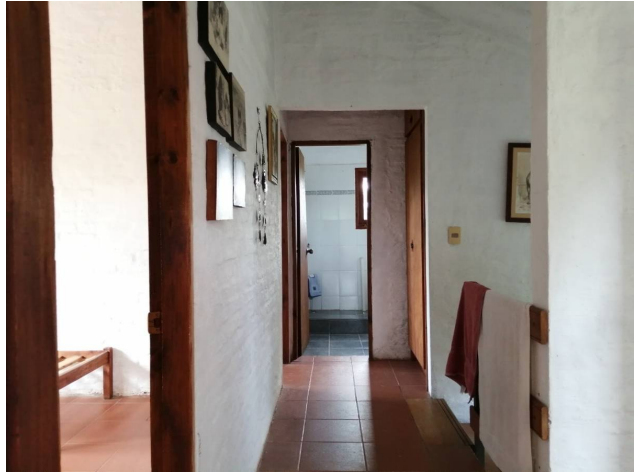


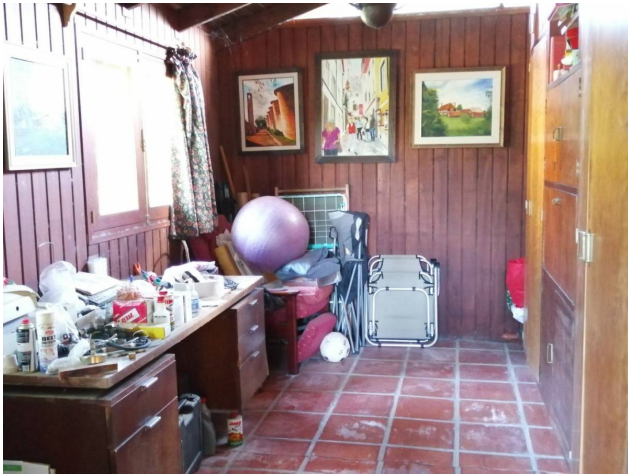
Photo Catalog

















FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | <https://c21alpha.com.uy>

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.