



Jorge Vargas
Sosa

CENTURY 21.

Alpha

ID: 8789
jvargas@c21alpha.com.uy
+59894302152



Campo for Sale

Camino Doña Élica González casi Ruta 7 000 Tala, Canelones



Sale: US\$ 189,000

Property type: Field

Operation: Sale

- **Land:** 21.0 Hectares
- **Building:** 3,946.0 sqm
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Land:** irregular
- **Condition:** Regular
- **Construction Quality:** Economical

- | | | | |
|-------------------------------|----------|-------------------|-------------|
| • Pets Allowed | • Water | • Electricity | • Internet |
| • Kitchen | • Yard | • Living room | • Courtyard |
| • Individual air conditioning | • Garage | • Car saves space | • Bright |
| | • Grill | | |

Property status

State: Regular

Age: 1961

Description

WORLD LEADER in REAL ESTATE SERVICES, OFFERS:

FIELD SALE 48 HECTARES 21M2 3945 MTS AGRICULTURAL LIVESTOCK LOGGING TAJAMAR SHEDS WELLS MONTE RENT

We present to you this EXCELLENT COURSE with double access, either from route 7, as well as route 12. It has good rural roads and is located just 5 minutes from the city of Tala, 15 minutes from San Jacinto and 60 minutes from Montevideo.

WIDE POSSIBILITIES:

- Livestock production, as well as agricultural production.
- Today there are 10 hectares rented with agricultural production (fardo and moa).
- Agrotourism, potential to transform into a commercial profile.
- Family weekend break with access to all urban services in the city of TALA.

EXISTING INFRASTRUCTURE:

- Water pump to bring water to animals in the dry season.
 - There are two wells with good quality spring water.
 - A natural breakwater 3 meters deep that guarantees the water supply for livestock.
 - The field has an excellent natural fall to accumulate water for livestock.
 - Perimeter electrification for animals
 - Main house with 3 bedrooms, kitchen, living-dining room with wood stove, full bathroom, covered patio, with water, electricity and air conditioning service.
 - Outdoor wood-burning oven.
 - Shed for tools, as well as poultry shed to renovate.
 - Wired perimeter,
 - Native forest for shade, as well as shelter for animals.
 - CONEAT productivity index 106 / 125 Agricultural-livestock mix.
- Documentation up to date!!
- ANNUAL CONTRIBUTION: \$ 7,225 (1st to 4th installment 2023)

****CASH PRICE: USD 189.000****

Fees for Professional Real Estate Service: 3% + VAT (NOT included in the publication price)

IN SUM: Excellent field dimensions, very good access by two routes, good rural roads, good-sized main house, country life with access to all urban services, very good price/M2, multiple agro-livestock possibilities, very good infrastructure, among others.

What are you waiting for, coordinate your visit NOW!!

or make your queries through different means of communication: phone call, WhatsApp or RRSS (immediate responses by all means).

We share all our properties with real estate colleagues, we want dynamic businesses for all parties.

A TEAM ready to help you, accompany you and advise you in all real estate processes.

YOUR EXPERIENCE our SATISFACTION!

Location

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References

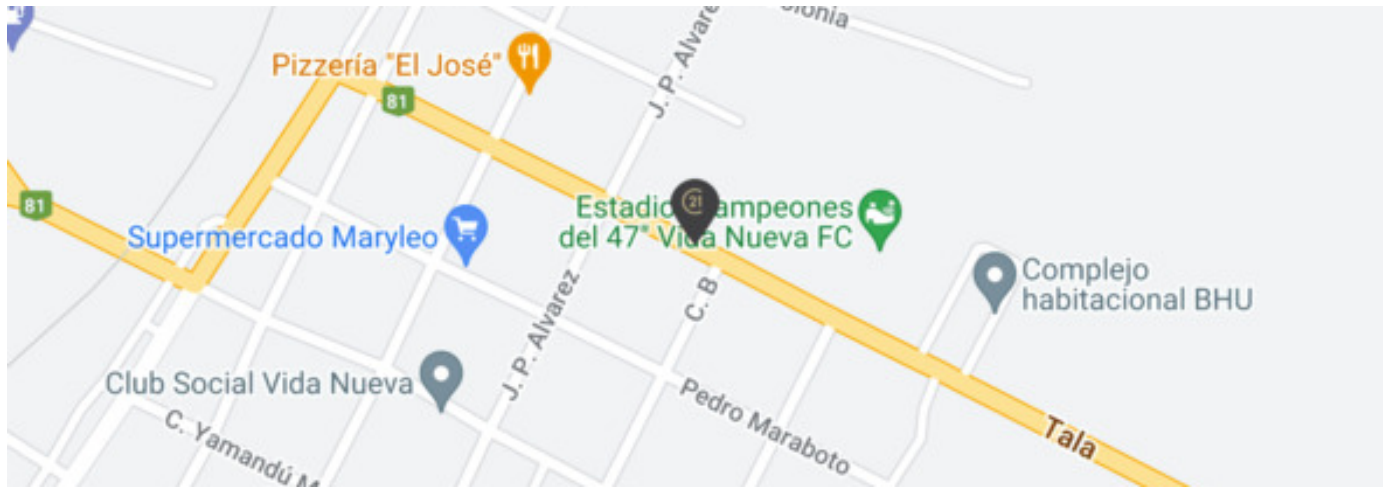
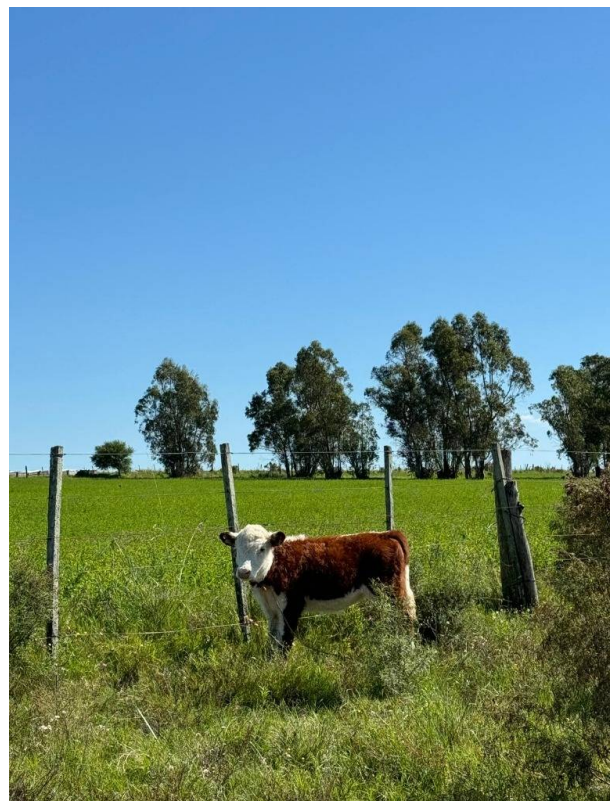
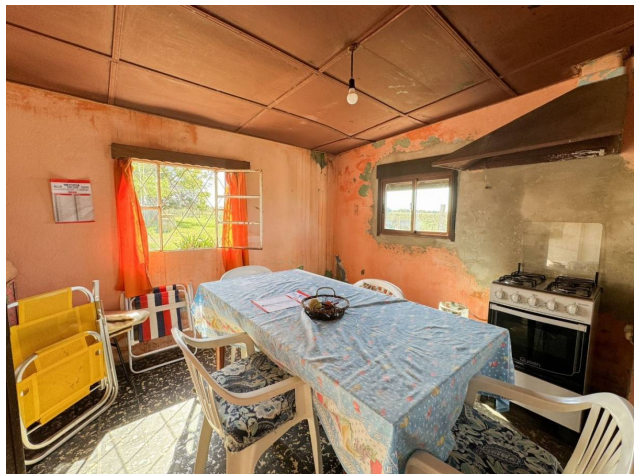


Photo Catalog









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.

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