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**Chacra for Sale**

Ruta 12 km 28 El Edén, Maldonado



**Sale: US\$ 87,000**

**Property type: Chacra**

**Operation: Sale**

- **Land:** 5.5 Hectares
- **Building:** 5.5 sqm
- **Land:** irregular
- **Condition:** Excellent

- Pets Allowed
- Route

- Water
- Tipo de Padrón del inmueble: 1

- Electricity

- Suitable credit

**Property status**

State: Excellent

Age: 0

## Description

Discover the opportunity to improve your quality of life with this exceptional field! With large hectares of fertile land, panoramic views and fresh air, this space is ideal for building the quiet life you have always dreamed of. Perfect for outdoor activities, sustainable agriculture or simply enjoying nature at its finest. Take advantage of this unique investment and transform your well-being in an incomparable natural environment.

## Location

- 5.5Ha Field/Farm in Maldonado, Route 12 KM28. 3km from the wonderful Pueblo Eden.

## Environment and access

- Rural environment with beautiful views and sunset on the hills. 2Km access from Route 12 via a gravel road. The land is bordered by 2 neighboring farms and an extensive field dedicated to grazing.

## Characteristics

- Land with irregular topography, with hills and ravines, little stone, black soil with good texture and an average index close to 100. Ideal for vine or olive crops, which has been an attraction in the area.  
- The entire perimeter with 7-wire wiring, 3 sides new. UTE transformer in the porter ready to download and connect.  
Canyon with water all year round. Infiltration ditch system to improve water retention since 2018.

## Taxes

- Annual contribution cost \$1300

## Surroundings

- 20min Gourmet route: olive groves, vineyards, oils, native fruits, breads, sweets and more. Wrapped in the landscape of the Sierra de los Caracoles  
- 25min from Solanas beach  
- 45 minutes from Punta del Este (Brava and gentle beaches, shopping, restaurants, hotels, hospitals, educational centers and services in general all year round)  
- 30min from Punta del Este airport  
- 1:30am from Carrasco International Airport, Montevideo  
- 2 hours from Tres Cruces terminal, Montevideo

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## Location

Ruta 12 km 28 , El Edén, Maldonado

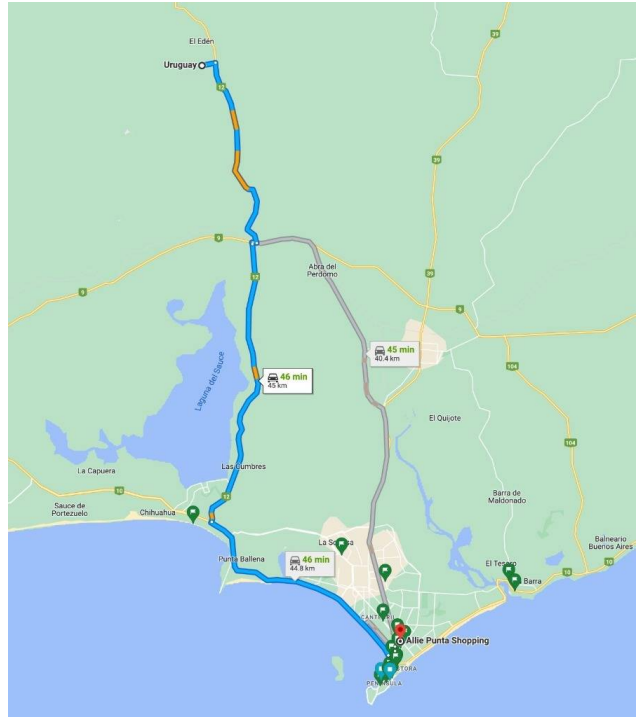
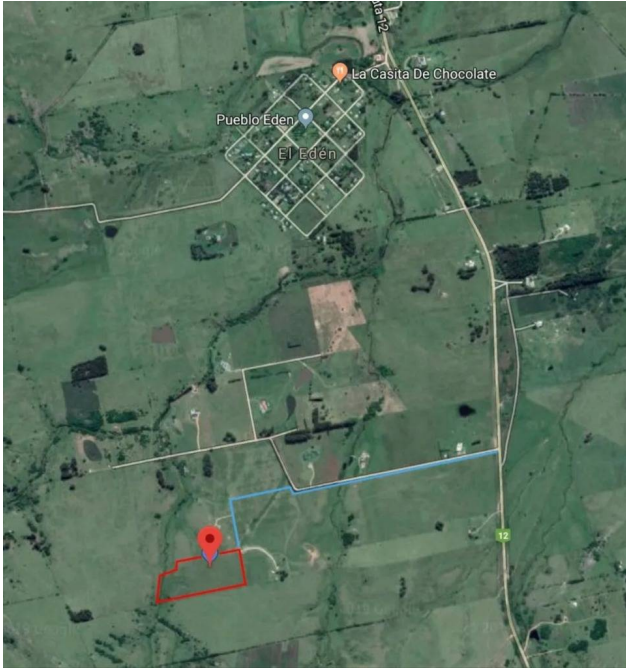
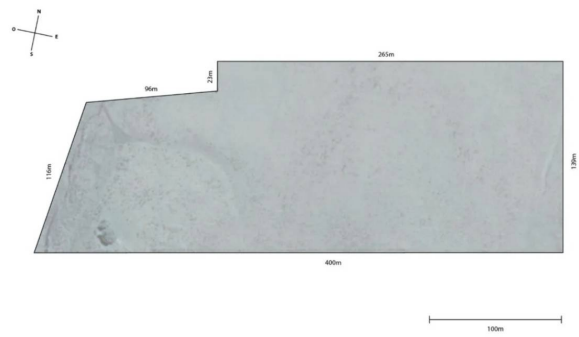
## References



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## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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