

# FOR SALE

**\$ 395,000.00 USD**

El Salvador - La Libertad

Chiltiupan

Listing ID: 003094257003

For sale: a 43.4-acre farm in the Balsam Mountain Range, Chiltiupán, on the road to Comasagua, just 45 minutes from Las Palmeras shopping center. Features two rivers, only 25 minutes from El Zonte (on the coast) and 20 minutes from Comasagua, with year-round springs. The property boasts balsam trees, coffee, timber, fruit trees, and more. The main house includes a river and natural pools originating on the property, as well as gazebos with barbecue areas. Highlights for both winter and summer. ???? Possibility of creating pools or ponds with year-round water. ?? Shrimp and crayfish can be found in the river. ??? Ideal for building bungalows for lodging. ?? Perfect for ecotourism and motocross, buggy, and ATV tourism ?????, 4x4 off-roading. ?? Harvestable balsam trees. ? Growing coffee plants. ?? Lemon trees, ?? bamboo-like cane stalks, ?? abundant bamboo. ?? Eucalyptus trees, ?? tamarind trees, ?? mandarin orange trees, ?? carao trees, ?? coconut trees, ?? cashew trees, and pepeto trees. ?? Price: \$395,000 USD for 43.4 acres. ?? Access: Enter Chiltiupán via El Zonte (La Libertad),



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