

FOR SALE

\$ 375,000.00 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 the Las Palmeras shopping center to Chiltiupán, and 10 minutes to the farm. With two rivers, also on the La Libertad side, only 25 minutes from El Zonte on the coast, and 15 minutes from Comasagua. The farm features: Balsam trees, 9 acres of coffee, timber trees such as laurel, mahogany, and balsam, fruit trees, among others. The main house has a river and natural pools surrounding it, originating on the property, as well as kiosks with barbecue areas. Features vary depending on the season. 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. More than 200 usable balsam trees. Coffee growing on 9 manzanas (approximately 1.7 acres); it has great potential, but it's already there. Lemon trees, bamboo-like cane, and abundant bamboo.



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