

+39 3283792917

info@verdeabitare.it

## REF 559 A vineyard estate with amazing views



|                   |                      |
|-------------------|----------------------|
| Property lot size | 13000 m <sup>2</sup> |
| Property size     | 450 m <sup>2</sup>   |
| Beds              | 2                    |
| Bathrooms         | 2                    |

Amenities: attic, balcony, cellar, terrace

### +info

Situated in an exceptional panoramic location, this remarkable property offers a rare combination of tranquility, scenic beauty, and agricultural potential.

It includes a well-maintained main residence and a spacious detached building currently used for storage and as a tool shed, all surrounded by a modern, fully mechanized vineyard of approximately 11,000 m<sup>2</sup>, ideally located and in full production, plus an additional 2,000 m<sup>2</sup> of fruit orchard, garden, and courtyards.

The main residence is spread over two floors. The ground floor features a large storage room ideal for equipment, utility rooms, a bathroom, and a modern boiler room. The upper floor offers a spacious entrance area, a cozy dining area with kitchenette, a bright living room, two large bedrooms, a full bathroom, and balconies with breathtaking, unobstructed views of the surrounding countryside.

All systems are fully functional, and the heating system has a recently installed boiler.

The two-storey outbuilding also includes multiple storage rooms on the ground floor and a spacious hayloft on the upper floor.

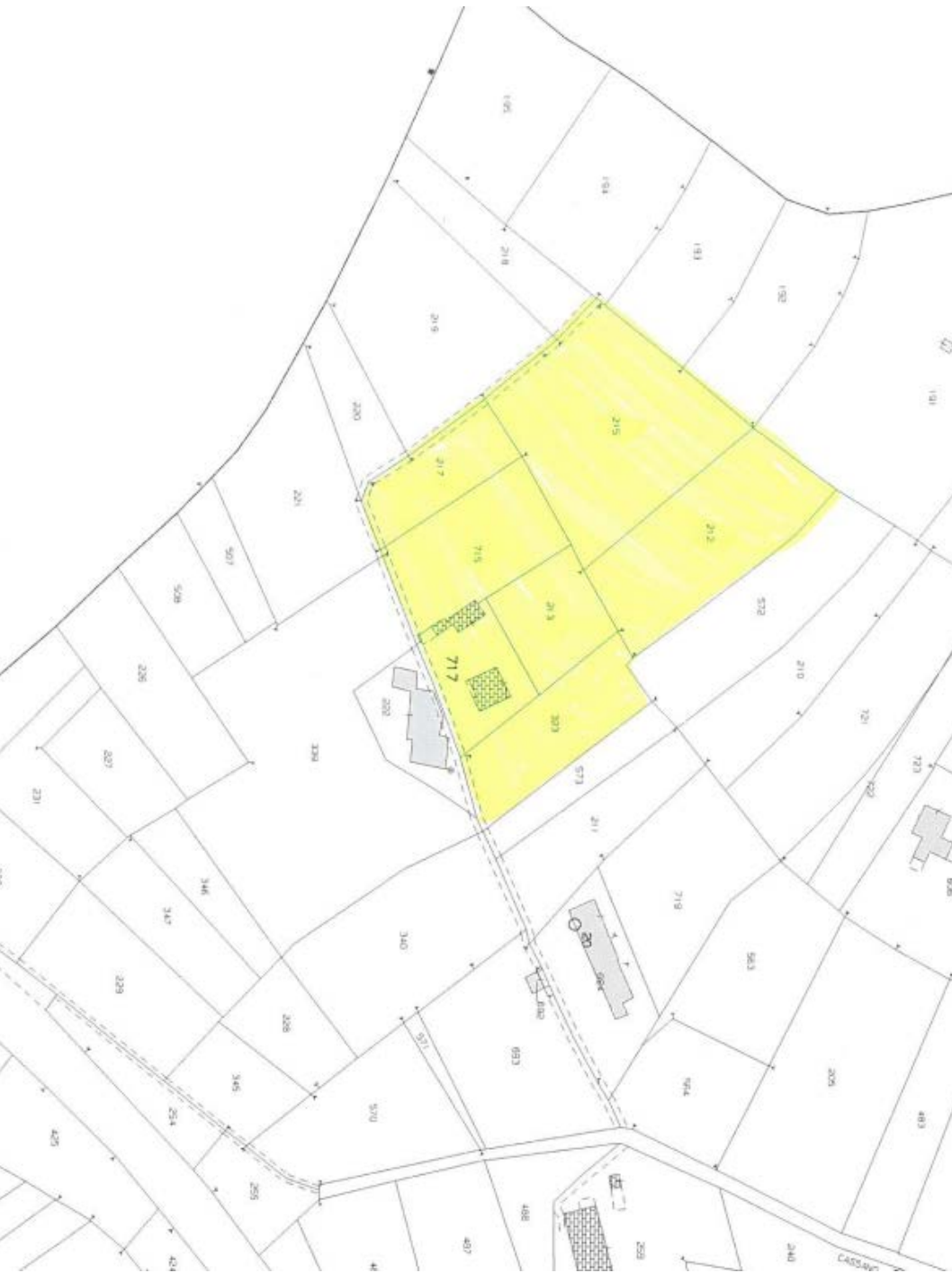
This versatile property is ideal for families seeking a peaceful country retreat or as the perfect setting for establishing a small agriturismo or boutique winery, thanks to the productive vineyard and the unrivaled beauty of the surrounding countryside.

Property cost

€ 350.000

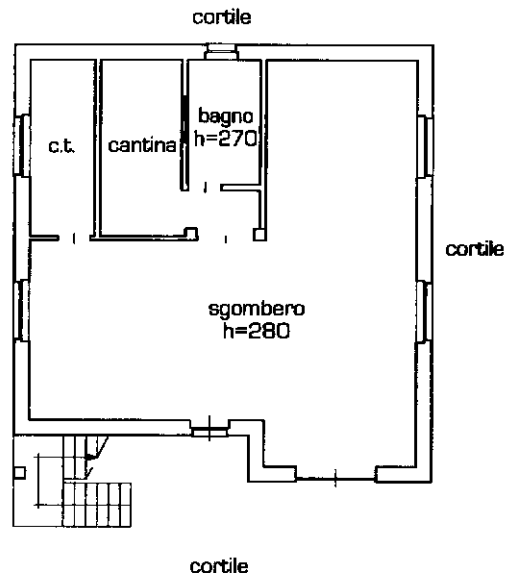
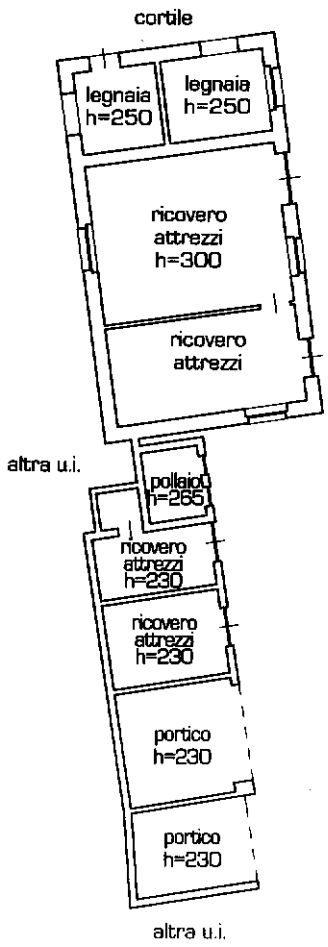
Agent commission

3% plus VAT

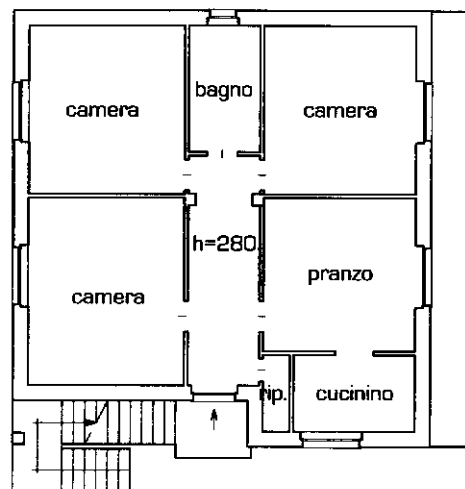
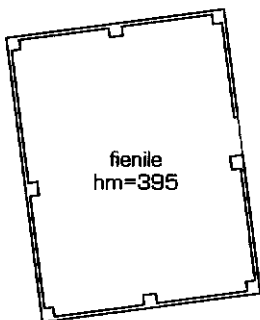


10 metri

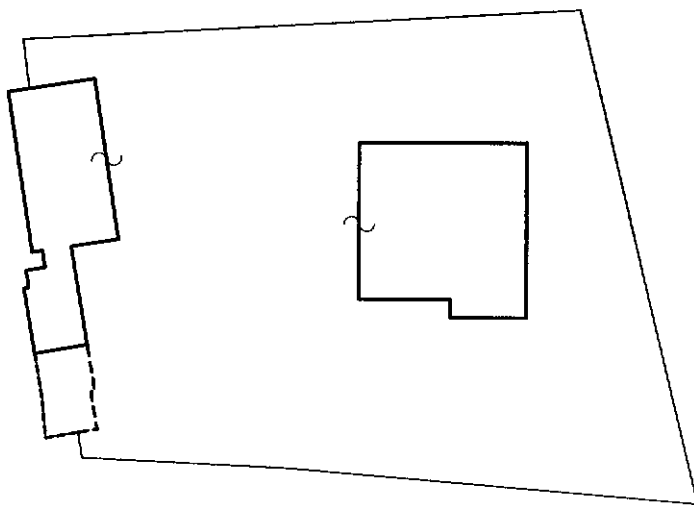
### PIANTA PIANO TERRA



### PIANTA PIANO PRIMO



PIANO TERRA



10 metri