

for sale in Bardolino

€ 2.000.000

Ref. 1067



516 sq.m. | : 4 | : 6 | : 10

HISTORIC ESTATE WITH LAKE VIEW - BARDOLINO

Among the most authentic and secluded hills of Bardolino, in a commanding position overlooking Lake Garda, lies a rare historic agricultural estate. A place where time seems to slow down, and where landscape, tradition, and entrepreneurial potential coexist in perfect harmony.

The property extends over 9 hectares in total, a single complex encompassing productive agricultural land, wooded areas, and a historic courtyard that reflects the area's rural vocation. Part of the land enjoys an open and protected lake view, an increasingly rare asset on Lake Garda, further enhancing the uniqueness of this property.

The heart of the estate is represented by the existing buildings, already registered, a key element for those wishing to develop a solid and concrete project. The complex includes two independent homes, rural buildings used for farming, an olive oil mill, warehouses, and service areas, all arranged around an authentic courtyard, the true historical heart of the property.

The covered and uncovered areas dedicated to the farm, together with a total volume of approximately 4,500 cubic meters, offer an extremely interesting basis for imagining a future development project, fully respecting the landscape

context of Lake Garda.

The estate is easily accessible, with vehicular access and all main services (water, electricity, gas, and sewerage), with quick connections to Bardolino and Affi, without sacrificing privacy and the feeling of total immersion in nature.

This location lends itself to a variety of high-end interpretations: from the production of excellent extra virgin olive oil with experiential hospitality programs, to a charming agriturismo, to the development of tourist apartments or an exclusive location for private events.

It's a property that isn't just purchased, but lived in, designed, and enhanced. An opportunity designed for those seeking an asset that combines emotion, local culture, and entrepreneurial vision.

Features

Codice: 1067

Motivazione: Sale

Indirizzo: STRADA VALLONGA, 1-2

CAP: 37011

Comune: Bardolino

Totale_mq: 516 sq.m.

camere: 6

bagni: 4

Locali: 10



