

Farmhouse
€ 1.800.000 negotiable
Ref. 33091066-33



1.000 sq.m. | Bathrooms: 8 | Rooms: 7

Ref:DP-066-33
FARMHOUSE WITH RESTAURANT AND RIDING STABLE
Toscolano Maderno - Via Castello (Gaino area)

CONTEXT AND VIEW

In a commanding position in the upper part of Toscolano Maderno, a short distance from the quaint village of Gaino, we offer a charming farmhouse immersed in nature, with breathtaking panoramic views of Lake Garda, the Verona coast, and the Monte Baldo mountain range. It is surrounded by olive groves, farmland, and extensive green spaces.

The property is located in a highly prized agricultural landscape, in a semi-isolated position, which guarantees absolute privacy and tranquility, while remaining easily accessible and just a few minutes from the town centre.

A perfect balance between authentic rusticity and elegance, in a stunning natural setting, ideal for a charming hospitality business or a high-end private residence.

ACCOMMODATION STRUCTURE

The structure, built in 1987 and subsequently subject to seven expansion and improvement projects, is in good general condition, both structurally and in terms of its finishes.

It is organized on two levels above ground, with a functional and rational distribution of spaces. It has six spacious double bedrooms with private balconies and private bathrooms with hydromassage showers, as well as two service apartments complete with kitchens and bathrooms. The interior finishes are meticulously crafted and include ceramic floors, plastered and painted walls, and double-glazed wooden windows.

SYSTEMS, COMFORT AND ENERGY

The property features a fireplace, a traditional radiator heating system, systems compliant with current regulations, solar thermal energy for domestic hot water, a photovoltaic system, and a private well. The roofs are well insulated: the roof is made of wood with an insulated package, ventilation chamber and tile covering.

RESTAURANT

On the ground floor there is a fully equipped restaurant, ready for immediate operation. The dining area includes a refurbished professional kitchen complete with a gas oven, wood-fired oven, professional dishwasher, blast chiller and cold storage rooms, a large entrance hall and a dining room with approximately 30-40 seats inside. The dining area is complemented by porticos and large covered outdoor spaces that, in the summer season, allow for significantly expanded seating with outdoor tables, making the venue ideal for breakfasts, events, and receptions.

BUSINESS SUPPORT SERVICES

The facility features an internal laundry with professional equipment, a reception area and office dedicated to business management, Wi-Fi, and functional organizational spaces.

RIDING STABLES AND AGRICULTURAL ACTIVITIES

The property includes an active riding stable with stables, horse boxes, a barn, and fenced outdoor areas dedicated to the daily management of the animals. The agricultural portions have a more rustic character, consistent with their intended use. The farm currently grows olives, manages horses, and produces aromatic herbs, firewood, and manure. The property includes two plots of arable land and an olive grove with approximately 70 trees, as well as additional trees on land leased for use. The total area of the property, including the appurtenant areas of the building, is approximately 1.3 hectares.

ACCESSIBILITY AND PARKING

The property enjoys convenient accessibility, is easily accessible by public transport, and has a large private parking lot with numerous uncovered and some covered spaces, ensuring guests and customers can easily park.

STATUS AND POTENTIAL

Both the portion for private use and the one intended for the business are in good maintenance conditions. The property hosts a very well-established agritourism and agricultural business, perfectly consistent with the urban planning destination of the area. Ideal solution for immediate takeover of an existing business with a fully operational structure, for the development of a high-quality hospitality project, or for conversion into a luxury private property, surrounded by nature and boasting a breathtaking lake view.

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Property details

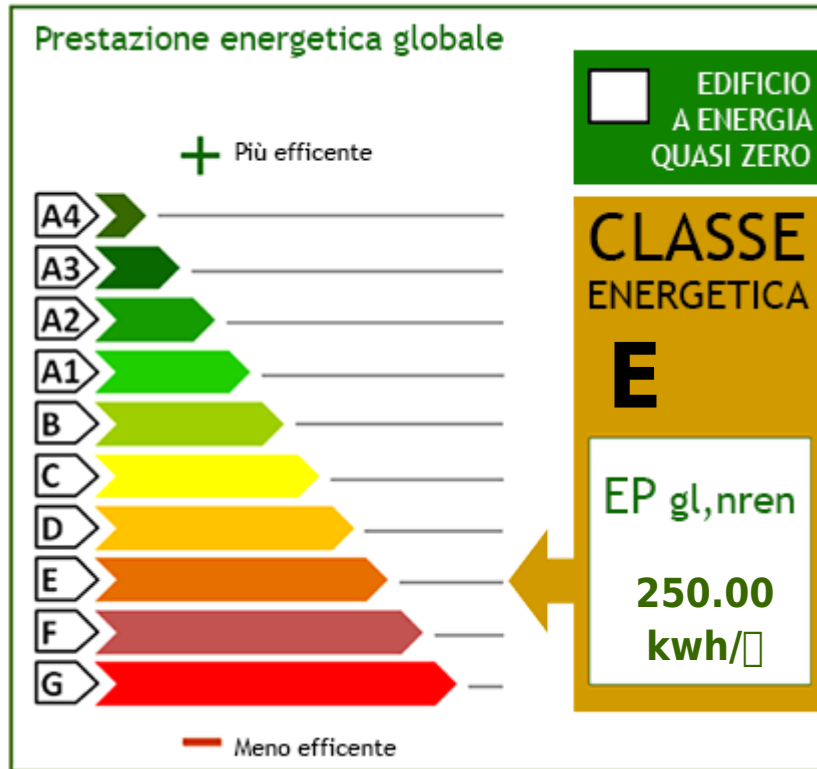
Address: Via Castello, 10

Bathrooms: 8

Rooms: 7

State of Preservation: Excellent

Independent heating: Independent



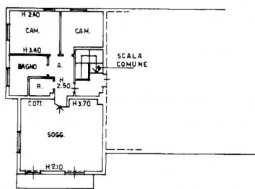
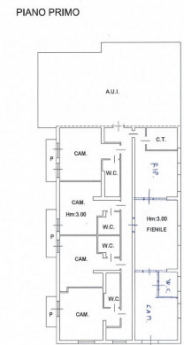
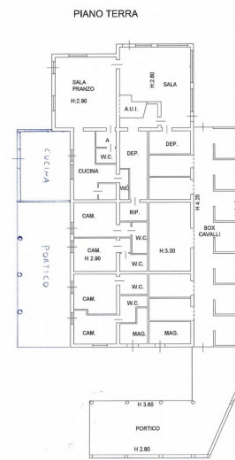


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PIANO PRIMO



PIANO TERRA

