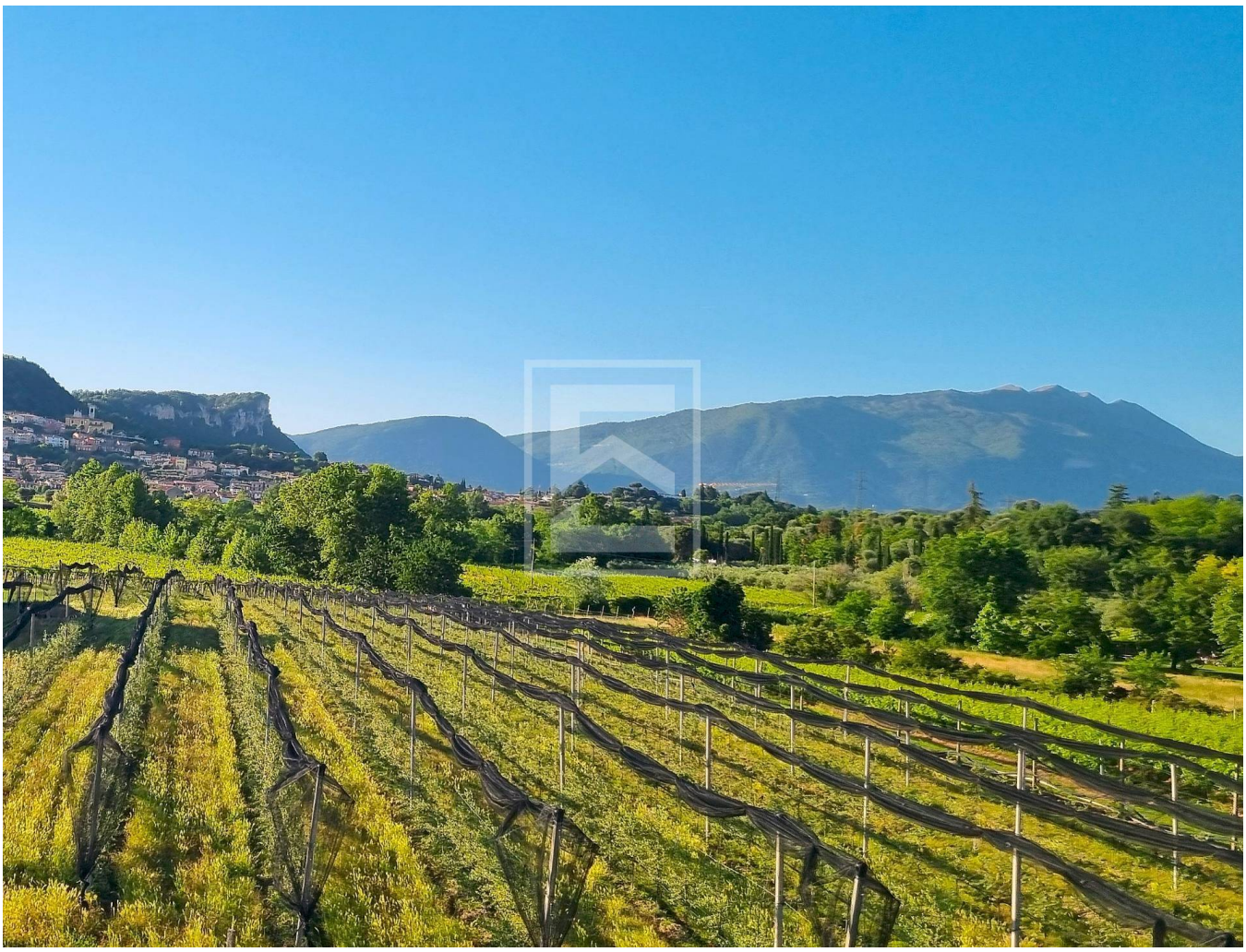
Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Farmhouse / Country house
€ 1.350.000
Ref. 33091074-17



500 sq.m. | Bedrooms: 5 | Rooms: 7

Rif: TR-074-17 Cavaion Veronese (Pozzoi area) – Exclusive Wine Estate with Large House to Renovate

In Cavaion Veronese, in the renowned Pozzoi area, we offer for sale an extraordinary real estate and agricultural opportunity in a single property. The estate is set in the heart of Bardolino DOC Classico wine production and benefits from excellent logistics: it is accessed via a picturesque and well-maintained white road that runs through the vineyards, directly connected to the Peschiera–Affi highway, the motorway toll booth, and the town center.
The property consists of:
• **Residential Building (400 sqm commercial):**
Large semi-detached house on three above-ground floors, free on three sides and attached to another property, with its own private and exclusive entrance. Built in 1985, the structure is sound and registered as a residential property. With spacious interiors and enhanced by marble flooring, the house requires full renovation, allowing it to be customized as a prestigious private residence or as an accommodation facility (B&B/agritourism). It enjoys an open and panoramic view over the surrounding countryside. The house is surrounded by 3,000 sqm of private and exclusive land (not planted with vines) in front of the building, ideal for creating a park with a swimming pool, an outbuilding, or a large parking area for guests.
• **Agricultural Estate (35,000 sqm):**
Beautiful flat land entirely planted with Bardolino DOC Classico vineyards. The vineyard, planted in 2019, is in full maturity and productive capacity. It is equipped with a complete irrigation system supplied by the Adige Garda Irrigation Consortium. The completely flat terrain allows for 100% mechanized cultivation.

Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: G

Property details

Address: Località Pozzoi

Bedrooms: 5

Rooms: 7

Indipendent heating: Indipendent

Current Status: Free for the notarial deed

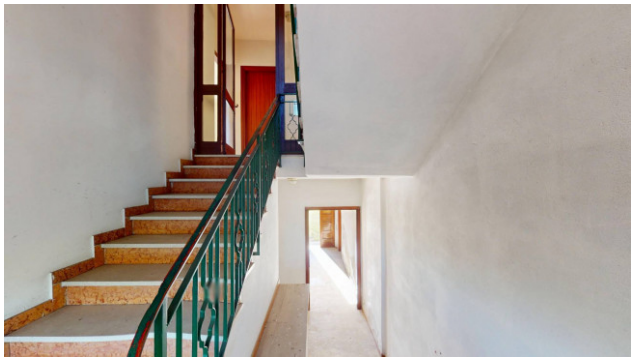
Balconies: Present

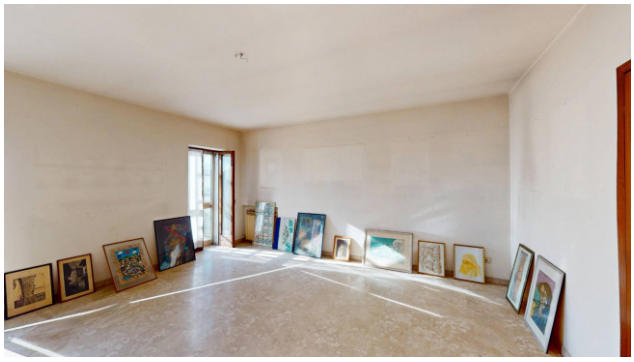
Garden: Private

Kitchen: Regular Kitchen

Box: Shed

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989





Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989