



REF. 24 – 11-HECTARE WINE ESTATE WITH MANOR HOUSE

DRO - (TN) - TRENTO ALTO ADIGE

 Confidential negotiation



In the heart of the countryside lies this charming 11-hectare wine estate, a harmonious single body where land, craftsmanship, and passion come together. The vineyards, meticulously maintained with constant care, are divided into 6 hectares of Pinot Grigio, 2.5 hectares of Chardonnay, and 2.5 hectares of Merlot. Neatly aligned rows follow the rhythm of the seasons, equipped with an irrigation system and ready to ensure production continuity and quality. At the center of the property stands a significant two-level building, the beating heart of the estate. The ground floor features a spacious warehouse, ideal for housing machinery and managing agricultural operations, with generous and functional spaces. The first floor hosts two independent three-bedroom apartments, bright and versatile spaces suitable both as private residences and for hospitality purposes. The second floor, currently unfinished, offers further potential and the possibility of creating two additional residential units, thus expanding the entrepreneurial or family project. In the immediate vicinity, there is also a rustic building that can be renovated and transformed into an additional warehouse or operational space serving the business. The entire property extends over completely flat land, with convenient access roads that facilitate all agricultural and logistical operations. A rare opportunity where functionality and beauty blend seamlessly, ready to welcome a new life and business venture.

SQUARE METERS	ROOMS	ROOMS	BATHROOM
110000	8	6	2
GARAGE			

