REF. 24 - PRESTIGIOUS 5-HECTARE WINERY WITH MANOR HOUSE

DRO - (TN) - TRENTINO ALTO ADIGE

€ 1,600,000.00

In the heart of the lush countryside of Dro, in a strategic position between the Alto Garda and the Valle dei Laghi, we offer for sale a charming 5-hectare single-unit farm and wine estate. A rare commercial reality of absolute value, where perfect production efficiency merges with the beauty of the Trentino landscape. The property, completely flat and served by convenient access roads that facilitate every logistical and agricultural operation, is equipped with a modern automated irrigation system. Vineyards in full production, cultivated and maintained according to standards of excellence, are cultivated with Pinot Grigio and Chardonnay. The Main Building and the Receptive Potential (Master's House) At the centre of the estate stands an important three-level manor building, ideal both as a corporate operations centre and for developing a charming rural hospitality, agritourism or B&B project: Ground Floor: Large and generous tool warehouse/storage, perfect for storing large agricultural machinery and business logistics. First Floor: Two independent, spacious, bright and versatile four-room apartments, ideal as a private residence for owners or caretakers, or to be included in the tourist rental circuit. Second Floor (Attic): Currently in its raw state, it offers an extraordinary residual volume with the potential to create two additional housing units or suites. Additional highlights: In the immediate vicinity of the central core there is a rustic building in need of renovation, with great potential for recovery to be transformed into an additional operating space, a company wine tasting point or warehouse. *Dro Trento farm for sale, Trentino Alto Adige vineyard for sale, Alto Garda winery, buy Pinot Grigio vineyard, Valle dei Laghi farmhouse for sale, Dro agricultural commercial property*

SQUERE METERS	ROOMS	ROOMS	BATHROOM
50000	8	6	2

GARAGE

2