



Code: [V002596](#)

## PROPERTY IMMERSED IN THE VALTENESI HILLS IN POLPENAZZE DEL GARDA

Via Novaglio Polpenazze del Garda BS Italia

**SALE**  
**3.300.000€**

Beds	Bathrooms	Commercial	Garden
 4	 3	 407,36 mq	 77000 mq

### DESCRIPTION:

In the heart of the Valtenesi Hills, between Polpenazze and Puegnago del Garda, lies this extraordinary property, an authentic corner of peace set among the gentle hills that overlook the splendid frame of Lake Garda. The dominant position offers views of rare beauty, with views that sweep across vineyards, olive groves and the blue of the lake, creating a unique atmosphere, perfect for those who wish to live in harmony with nature. Currently operating as a winery, the property specialises in the production of organic wines and extra virgin olive oil, thanks to its approximately 65,000 square metres of cultivated land. The surrounding environment, characterised by an extraordinary agricultural and enogastronomic vocation, makes this estate an ideal opportunity for those who dream of developing an activity linked to the region's wine and olive-growing tradition. The property is articulated on several levels and offers ample space, both for the management of the wine business and for living spaces. On the basement floor are functional facilities, including spacious porticoes for storing tools and machinery, as well as a large cellar equipped for storing and bottling wine. The ground floor and first floor include the residential part, consisting of a main house that is already livable and a further portion developed on two levels, currently at the rough stage, which offers an interesting opportunity for customisation according to one's needs. This property is not only an excellent productive reality, but also represents an incredible investment opportunity for those who wish to develop a project linked to wine and food tourism, thanks to the growing attractiveness of the Valtenesi area for lovers of quality wine and oil. Its position, the vastness of the land and the authentic charm of the environment offer infinite possibilities, ranging from the realisation of an elegant prestigious home immersed in nature, to the creation of a resort dedicated to rural hospitality and sensory experiences linked to the products of the territory. A place with great potential, capable of combining beauty, tradition and development prospects in an exclusive and refined context. For those who would like to discover first-hand all that this property has to offer, we are available to provide further details and organise site visits.

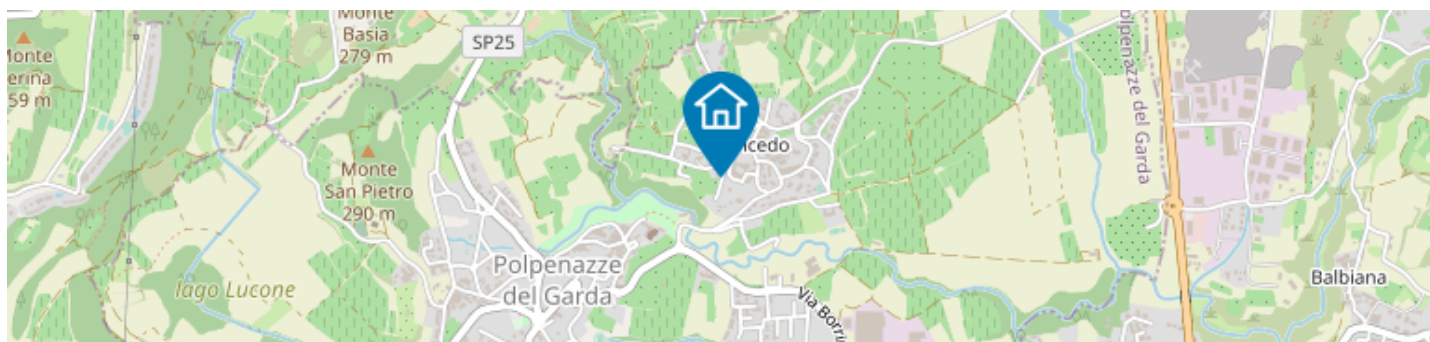
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> To Be Renovated
<b>Grade:</b> Medio	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 7,5	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 3	<b>Mq Arcades:</b> 415,49
<b>Garden:</b> Private	<b>Kitchen:</b> -	<b>Furniture:</b> -	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Theft Protection
- ✓ Video Surveillance



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