



## Exposé nr. 2227

**Property:** Agritur in Cavedine valley, in the north Garda area

**Location:** The property is located in a side valley of the Sarca valley, approx. 15-20 km from lake Garda.

**Land:** 4.500 sqm, of which 700 sqm as vegetable garden, approx. 1.200 sqm of vineyard (Chardonnay) and the rest as meadow and parking.  
Also included in the sale are a further 49,000 sqm located at 1300m a.s.l., part meadow and part woodland, particularly ideal for growing medicinal herbs or small fruits.

**Surfaces:** approx. 930 sqm

### *Ground Floor:*

Entrance / Reception  
Breakfast/Dinner room (40-50 seats) with fireplace  
Kitchen with Shower/WC for the staff  
Bar  
Guest WC  
Elevator and stairs to the 1st floor and basement

### *1<sup>st</sup> Fl.:*

Apartment of 80 smq (living room, Kitchen with fireplace, bathroom, 2 Bedrooms)  
4 double bedrooms + 2 single bedrooms (10 beds in total)

### *Basement:*

large Garage  
laundry  
large tavern / multipurpose room

**Notes:** The property is in very good conditions and can be an excellent investment.  
The house is also equipped with solar panels and in 2023 was completely repainted.

The area is well known with mountain bike tours, trekking, climbing and horse riding tours.  
The agritur is also located only 20-25 driving minutes from the ski slopes of Monte Bondone and from the shores of lake Garda.

*En. Cl. "B"*

**Prices:** € 1.450.000

**Commission:** 3,66% VAT incl.