Gambellara

Wonderful historic farmhouse perfectly restored

Property ID: IT243551267

PURCHASE PRICE: 1.150.000 EUR • **LIVING SPACE:** ca. 830 m^2

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At a glance

Property ID	IT243551267
Living Space	ca. 830 m²
Bedrooms	8
Bathrooms	11
Year of construction	1400

Purchase Price	1.150.000 EUR
Total Space	ca. 954 m²
Construction method	Solid
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use

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Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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The property

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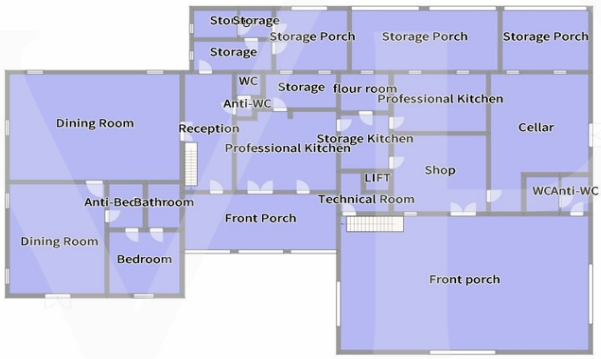
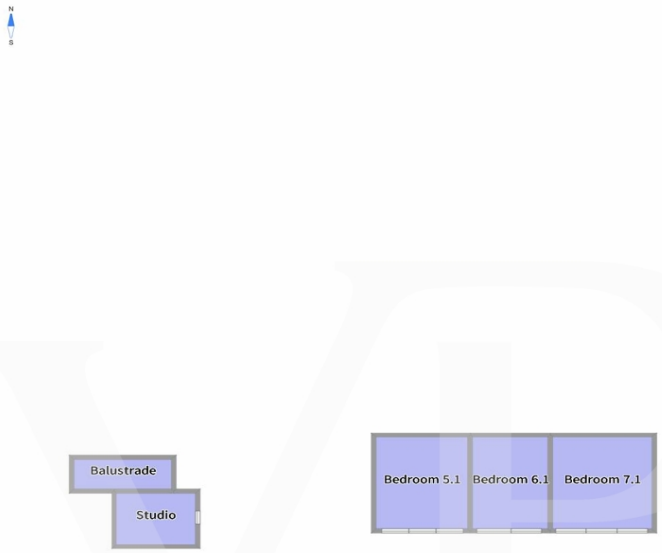
Floor plans



Main Floor

IT 24 355 1267_P1



IT 24 355 1267_P2

Internal Area:105.13m²

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

In the countryside of Gambellara, a town between Verona and Vicenza famous for its Garganega and Recioto wines, we offer a wonderful historic farmhouse renovated with taste and wisdom.

The property, finds its first origins in the late 1400s when the family of Count Thiene began to use it to manage and store the harvest of their estates. The farmhouse in the past represented the hub of the local community, thanks to the ancient wood-burning oven used to produce bread and of which traces can still be found today.

The farmhouse has been the subject of a skillful conservative restoration by the famous Architect Soltan, starting in 2007, which has made it possible to preserve the main features of the property and enhance its beauty and uniqueness, with pleasant contrasts between the modern and the ancient Venetian style.

Currently, the structure is used as a private home, rural organic food production company and agritourism business.

The property consists on the ground floor of an area dedicated to catering, with large spaces and reception rooms in which the ancient hearths dominate, as well as a magnificent porch. Complete the spaces designed to the activity, a professional kitchen in accordance with the law and organized with specific work areas and a small wine cellar.

On the upper floor of the main body of the property is a beautiful two-bedroom apartment with 3 bathrooms as well as a living area with an open kitchen.
A second independent unit equipped with a kitchen, living room, bedroom and windowed bathroom stands between the main body of the farmhouse and the barchesse.

Overlooking the porch of the barchessa, also accessible by elevator and independent entrance, there are 3 very elegant large suites with private bathroom and loft area designed for hospitality business.

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Details of amenities

The proposed sale concerns the farmhouse and the land on which it stands, about 3,000 sq. m., used as a garden with fruit trees, bushes and roses.
Possibility to purchase with separate listing also a countryside of c.a 23,000 sq.m., cultivated with vineyard (Vicenza d.o.c. in Cabernet and Garganega), table grapes White strawberry and Moscato, vegetable garden and mixed orchard.
The current property entirely surrounded by hedge according to the principles of biodiversity and environmental balance, has been cultivated with organic farming for 25 years (the first 3 years for conversion). All the land is irrigated with natural water source, used for the farm (irrigation and animals). On the other hand, the property compendium is connected to the public aqueduct.

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All about the location

We are located in the heart of the Venetian countryside, the land of Venice where nobles once cultivated their estates.
Today these lands strategically placed with respect to the international airports of Verona and Venice, are the ideal place to discover the wonders of our land loved by the whole world.

In fact, the proximity of the Montebello Vicentino highway exit makes the property very attractive to that elite segment of tourism that loves to discover the history, culture, flavors and fragrances of our cuisine, as well as the fine native wines. In fact, from here one can easily reach in less than an hour all the Venetian cities of art, including in primis Venice, Vicenza, and the wonderful villages of our territory, in primis Soave just a few minutes away. The most beautiful ski resorts of the Dolomites, the coasts of the Adriatic Riviera, and Lake Garda equally at hand. The area is also well connected thanks to the nearby Lonigo train station, which is only 900 meters away.

The territorial tourism proposal also offers the possibility of discovering the "Palladian Villas," of which the Venetian countryside is rich, even riding one's bicycle along the many bicycle paths, or the small, lesser-known historic villages.

The thermal baths of Juno in the nearby town of Caldiero offer the two ancient thermal pools and also a modern family-friendly water park.

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Contact partner

For further information, please contact your contact person:

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