

## Farm with dining facility, vineyards, wildlife area



Price on request

Ref. RH 012

### Contact us

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Surface  
**1,350,00 sqm**



Rooms  
**5**



Bedrooms  
**3**



Bathrooms  
**2**



Energy label  
**Being defined**



from Milan  
**70**



Altitude  
**380,00 m asl**



Green  
**18 ettari**

In the destinations of those looking for a home we often talk about places, not too far from the services, not too isolated, heights that offer open horizons where the mind calms down, sweeps away anxieties, places where it is possible to experience the gifts and rhythms of nature. A destination not easy to conquer and so the pride of the owner of this reality on the hills of Montalto Pavese is to have reached the goal.

The essential strong point for any private or entrepreneurial project is the location, the rest comes by itself. The vocation of this place is linked to naturalistic activities, niche viticulture, both physical and mental refreshment. It was born as a hunting reserve as evidenced by the aviaries present in the ground and the adjacent kennel, today suitable for any other project that is linked to the nature of the place.

In our opinion, the owner did well to avoid complex constructions, after all, the place was born as a hunting reserve, as a meeting place with friends and a refreshment point was a must. Thus was born a building where to place a restaurant room, (about 60 seats), complete with large modern professional kitchen, a terrace and a panoramic balcony, a window where you can admire the view from all points of the room in any season; exactly what we look for when we decide to have lunch and spend a day outdoors. Convenient parking, nice privacy, easy access.

The building is surrounded on one side by 6 hectares of vineyards with a production of wine cared for by third parties of superior quality, and on the other side about 12 hectares always merged with the property.

We give you a summary of the buildings and volumes available:

- a) Restaurant in all about 150sqm
- b) An apartment adjacent to the restaurant building but with a private entrance of about 80sqm with two bedrooms and a third if renounced to the private room, a bathroom, open space with fireplace, open kitchen and living room, window on the panoramic
- c) A very small support apartment for any use
- d) A warehouse below the dining room of about 160 square meters
- (e) A standard slaughterhouse that is regularly functioning, modern perfect.
- f) Shed on agricultural land to be completed

g) 3 other detached apartments to be restored

(h) Large aviaries

It should also be emphasized that the position is favorable to quickly reach the towns of Casteggio about 15km, Stradella 15km and the respective A21 TO/PC/BS/BO motorway exits –

The Romantic Houses studio remains available for any further information and for possibly if really interested to organize an inspection

Posizione molto panoramica - adatto per attività faunistica - altro :