

## Characteristic period farmhouse with a rectangular courtyard and much more



Price on request

Ref. RH022

### Contact us

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 Surface  
**1,500,00 sqm**

 Rooms  
**11**

 Bedrooms  
**7**

 Bathrooms  
**5**

 Energy label  
**G**

 from Milan  
**77**

 Altitude  
**153,00 m asl**

 Green  
**25000**

### ***“Our interest in a property is proportional to its ability to meet our needs, now and in the future”***

This property is a former farming complex of approx. 10 hectares, located in Rivanazzano Terme (Pavia). It is suitable for a number of uses: as a shared, co-housing property, for a small business, a sports facility, or simply as an investment to obtain a return on.

This sale regards only the part of the complex with the buildings, inclusive of 2.5 hectares of agricultural land. Interest in the entire property will, however, also be considered, subject to a different financial agreement.

The building complex is in excellent condition. It is composed of the rectangular courtyard typical of the construction period, with two habitable apartments, as well as the two-storey detached house next to the Farmstead, with a separate entrance and formed by a further two habitable apartments, making an overall total of approx. 550 square metres; in addition, there is a building of around 450 square metres with large rooms and storerooms, as well as the traditional hayshed. Also featured is of course a characteristic open-brick cellar for storing wine and cured meats. Outside of the Farmstead, opposite the detached house, a large shed of approx. 450 square metres has been built, suitable for a variety of uses: for craft, commercial or sports activity. This building is equipped with a small office and toilets.

Located on the estate is an attractive cottage with toilets and a vegetable garden, rented out and used for leisure time.

The farmland is flat and is suitable for growing a variety of crops. About 8000 square metres of the land is planted with peach and apricot trees.

We will be happy to listen to your requirements and help you decide whether this property may be the right location for you.

Notes:

A flourishing farming town (cereals and grapes) in the foothills of the Oltrepò Pavese area, with a population of around 5,300, Rivanazzano is a popular tourist destination for visitors seeking spa treatments. Its fortunate

position, at the foot of a hill and alongside the Staffora torrent, ensures a dry, airy climate traditionally visited for holidays and short weekend breaks, and a growing number of successful agritourism facilities, B&Bs, etc. are being developed here.

Once a fief of the Malaspina family, a series of events brought the area into the hands of the Rovereto family, marquises of Genoa, who still own a number of buildings in the municipality. The Rivanazzano area is home to the enchanting Nazzano Castle, which looks down over the Staffora Valley; fortified by Gian Galeazzo Visconti, the Castle played an essential role as an outpost of the Apennines, keeping watch over the plain.

This richly appealing area is sure to add value to any business activity, as well as being a very pleasant place to live.

The Thermal Baths, the theatre and the central square of the town are within walking distance. The carabinieri police station is approx. 100 m away, and the airport is close by. Salice Terme is a 5-minute drive away.

The Milan-Genoa and Turin-Piacenza-Brescia motorways are a few kilometres from the property, which is 60 km from Milan, 30 km from Pavia and 70 km from Genoa.

Orchard, craft shed - Source :