



## Agritourism - B&B guest houses with several independent units



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 745,000

### Konum

Ülke:	Italy
Eyalet/Bölge/ Şehir:	Lombardy
Şehir/İlçe:	Volta Mantovana
Yayınlandı:	11.08.2024

### Açıklama:

In the municipality of Volta Mantovana, in the immediate vicinity of a multi-purpose center with various activities, we offer for sale a farm with 4 independent buildings.

### Potential:

In need of restructuring: an opportunity to further enhance this property with enormous potential

Ideal investment: Possibility of conversion to B&B or guest house, ideal for those looking for a growing business.

The entire structure was adapted to hygiene and health regulations about 10 years ago. The floors, window frames and finishes need to be checked.

The business covers an area of approximately 5600 square meters and can be divided.

The four buildings consist of: a private house with two apartments that could become the heart of the farm; a building for agritourism with four very large independent units (three and five-room apartments), a building with another four units (two-room apartments of about 60 square meters each), porticoes and an agricultural warehouse; another building with five rooms of about 145 square meters and finally a building used as a vehicle depot.



In summary, the area used as a private residence, in addition to the area dedicated to agritourism hospitality, amounts to approximately 920.00 square meters, the arcades of all buildings reach an area of approximately 86.00 square meters and the garage parking spaces another 130.00 square meters.

The courtyard borders on an irrigation canal that can be used for agricultural purposes.

This property represents an ideal investment, not only because of its size and location, but also because of the possibility of converting it into a B&B or a guest house. This farm can become a stable and profitable source of income and offer guests a unique experience in the heart of the Mantuan countryside.

Located at the extreme foothills of the morainic hills, the municipality of Volta Mantovana has very ancient origins, as evidenced by its historic center and, in particular, the remains of the ancient castle surrounded by greenery, built in the 11th century and then rebuilt by the Gonzaga family in the 14th-15th centuries.

It was remodeled by the Gonzaga family between the 14th and 15th centuries. Within the fortified center are the patrician residences of Palazzo Cavriani - formerly owned by the Gonzagas, now the town hall - with a 16th century façade overlooked by monumental fireplaces and an enchanting Italian-style garden, and Villa Venier, the restored work of a former Dominican convent. In the square in front of Palazzo Cavriani are the former stables of the palace, which now host exhibitions and important cultural events.

A rich panorama of events characterizes Volta, which aims to promote its territory and its peculiarities, including gastronomic ones, with its activities.

Its location on the border with the Mincio Regional Natural Park also makes Volta Mantovana an interesting destination for its natural resources.

## Genel Bilgiler

Yatak odası:	19
Banyo:	18
Bitmiş metrekare:	1100 m2
Arazi Büyüklüğü:	4500 m2
Floor Number:	3

## Room details

Total rooms:	30
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	90
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/WLCC-T1812/?utm\\_camp](http://www.arkadia.com/WLCC-T1812/?utm_camp)



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### Contact information

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