Sossano

# Agriculture of Excellence and Lifestyle: Unique Property with Vineyard and Land in Sossano

***Property ID: IT243551320***




**PURCHASE PRICE:** 1.630.000 EUR • **LAND AREA:** 110.000 $m^2$

**Property ID: IT243551320 - 36040 Sossano**


- At a glance
- The property
- A first impression
- Details of amenities
- All about the location
- Contact partner

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# At a glance

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|---|---|---|---|
| Property ID | IT243551320 | Purchase Price | 1.630.000 EUR |
| | | Total Space | ca. 322 m² |

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# The property





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# A first impression

Set amidst the gentle slopes of a timeless valley, this magnificent property stretches over 6 hectares of mechanized DOC vineyards, which unfurl with geometric precision, telling stories of tradition and passion. Completing this picture of rare beauty are some 2.5 hectares of arable land, ready to be shaped by the farmer's expert hand, and 2 hectares of woodland that surround the estate with their verdant embrace, offering refuge to a rich biodiversity. At the center of this rustic paradise stands the dwelling, an authentic refuge with a rustic flavor, welcoming with its warmth and unique character. Partially renovated, it retains the essence of old country homes, with exposed beams and wooden floors, where every detail is a hymn to tradition and simplicity. Outside, the pool offers itself as an oasis of coolness and relaxation, perfect for soaking in the surrounding serenity. Not far away, a functional shed, the beating heart of the agricultural activity, testifies to the industriousness of those who live and work in harmony with nature. This property is a place where time seems suspended, a place where one can rediscover the pleasure of the simple life, immersed in the beauty of an enchanted bucolic landscape, far from the hubbub of the modern world. A corner of paradise that invites you to dream and be lulled by the slow and harmonious rhythm of nature.

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# Details of amenities

About 6.5 hectares of irrigated DOC pinot grigio vineyard, pinot noir suitable for production of Process DOC Rosé, merlot and cabernet sauvignon.
About 2.5 hectares of arable land and 2 hectares of forest.
Renovated manor house on the ground floor, to be modernized on the first floor.
Agricultural shed of 350 sq. m.
Outbuildings to the dwelling of 200 sq. m.
Overflow swimming pool
Water source within the property with irrigation system for the vineyards

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# All about the location

The property is in the vicinity of Sossano, a small and quiet town on the Riviera Berica, the area south of Vicenza. Strategically located, a little less than 10 minutes from the two highway exits of Agugliaro and Albettone of the new highway (A31) that connects the area with the main northern highways. The property is located at the end of a well-maintained dirt road and the silence and quiet is total both day and night. The views are nothing short of incredible, and the surrounding nature allows people to enjoy the colors and scents of the different seasons. In the surroundings the area offers numerous attractions, appreciated by tourists from all over the world making this place interesting for potential tourist accommodation activities that reflect the successful format of Tuscany, combining landscape, culture and culinary art. The famous Villa Pojana Maggiore, designed by Andrea Palladio in 1549 for the Pojana family and classified as a UNESCO World Heritage Site, is just a few minutes away by car, and the main art cities with their beauty envied by the whole world, such as Venice, Padua, Vicenza, and Verona, are within easy reach. The well-known cycle-tourist route, the AltaVia dei Colli Berici, which covers about 130 kilometers of trails, touching as many as 17 municipalities in the Vicenza area, passes nearby making this place a potential stopping and overnight point for lovers of mountain biking and this type of tourism that is increasingly popular worldwide.

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# Contact partner

For further information, please contact your contact person:

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