

Goriška Brda – A profitable Vineyard in one of the nicest Vine areas in Slovenia

820.000 €



Property details

| | |
|----------------|---|
| Type: | House |
| Bedrooms: | 1 |
| Land included: | 69.163 m2 |
| Size: | 271,20 m2 |
| Region: | S. Primorska & Karst (e.g. Koper, Portorož, Sežana) |
| City: | Dobrovo v Brdih |
| Built: | 1990 |



Description

A short drive from Nova Gorica or Italy, located in the hills above the sea with a nice view to the Mountains is this large estate for sale. The property covers an area of approx. 7 hectares of land.

Most of the estate is covered by vineyards. The estate produces its own wine from three different types of Merlot, Pinot Gris, Rebula, Chardonay and Sauvignon grapes.

The estate also includes two buildings.

First building is a house and includes a residential part of approx. 270 sqm, a cellar and an agricultural storage.

The house consists of:

- Ground floor: garage, cellar, storage room, toilet, hallway with staircase to the apartment.

- First floor: apartment with a hallway, toilet, bathroom, kitchen, living room and dining room area, large balcony with spectacular views and a bedroom.

The building needs renovation with a complete overhaul of the installations, floors and all finishes. The ground floor finishing is simple due to its storage function.

The Second building is an agricultural barn, used as a warehouse for equipment used in the vineyard.

The property stretches out on hilly terrain ranging approx. around 128 metres above sea level.

The remaining surface area is split amongst mixed agricultural land, forest and building land.

Access to the building is by a paved road, while the fields are served by several secondary unpaved roads.

All infrastructure is available in the nearby town, within 2,5-4,5 km.

Italian border 6 km, Nova Gorica 20 km, Trieste Airport 25 km and Venice Airport 132 km.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT

