

South East – A lovely wine estate near Sevnica

1.200.000 €



Property details

Type:	Commercial
Land included:	100.000 m2
Size:	1.400 m2
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Sevnica
Built:	2010



Description

This lovely estate covers about 100.000 sqm.

The advantage of the estate is its location, as it is surrounded by unspoiled nature and is located near Sevnica (5km)

The building was built in 2010 and is approx 1.400 sqm. The house consists of an apartment, a wine cellar and the restaurant area.

In the basement area, there is a wine cellar: a place for the process of grapes, storage space and space for filtration and bottling, a resting area for bottles of sparkling wine and wooden barrels, a heating room.

On the ground floor, there is a one-bedroom apartment of approx. 45 sqm with bathroom and separate toilet, a restaurant with separate toilets for men and women and approximately 50sqm large shop for products.

All rooms are decorated in a modern style, with a classic touch and offer ideal opportunities for weddings and other celebrations.

The cellar cover an area of 600 sqm and gives a feeling of authenticity for tasting wines, as well as other local culinary products.

Potential Great investment opportunity. Since 2010, the cellar has been enriched by a sophisticated automatic wine bottling line, with a daily capacity of up to 4,000 bottles. The maximum capacity of the cellar is 300,000 bottles. Up to 150,000 bottles of sparkling wine and 50,000 bottles of still wine can be produced annually in excellent conditions.

The estate offers additional business opportunities for educational and recreational purposes. Various possibilities for expanding viticulture outside the core business. Due to its unique location, the estate is excellent for developing business opportunities in the field of tourism.

Enabling the cultural development of park communities and preserving cultural heritage.

All infrastructure within 5 minutes drive. Sevnica 5km, Zagreb Airport 88, Ljubljana Airport 117 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