

## for Sale to Vinovo



### **270 sqm | Bathrooms: 2 | Rooms: 7**

In Strada Tetti Berta in Vinovo sale of agricultural company of approximately 37,000 m2, including recently built manor house, adjoining agricultural warehouse and various neighboring lands (approximately 10 days) used for the cultivation of fruit and vegetables. The land has a total surface area of approximately 10 days (approximately 37,000 m2), their flat conformation makes them easily accessible and suitable for any type of cultivation, guaranteeing excellent crop yields and facilitating soil processing operations. Inside the land there are different types of fruit and vegetable cultivation, in some there are greenhouses built with galvanized iron frames, installed about ten years ago, and are equipped with irrigation systems that can be managed from the well in the main house. The company's movable assets can be added to the deal.

This is an excellent investment opportunity with the possibility of immediate income, continuing the decades-long business managed by the current owners.

The recently built manor house is free on three sides, has a pleasant garden and a large garage.

Currently the property is divided into two distinct real estate units, on the ground floor a two-room apartment with a bedroom, kitchen, dining room and bathroom.

On the first floor, a bright four-room apartment with two bedrooms, bathroom, kitchen open onto the living room with direct access to the large corner balcony and the large closed external veranda.

Large spaces on the attic floor.

All the windows are made of wood with double glazing.

The property includes a spacious double garage (electric opening of the door) with a large attached storage room, a pleasant well-kept outdoor area, with parking spaces and a garden.

There are three types of heating that can be used, wood, pellet and gas, which can be divided into the two real estate units, and the air conditioning system.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

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Attached to the main house, with direct and internal access, there is a large agricultural shed with a height of approximately 9 meters under the beam and a total surface area of approximately 300 m2. Inside there is also an office, a changing room and a bathroom.

## Property details

**Ref.:** 12633**Reason:** Sale**Type:****Region:** Piemonte**Province:** Torino**Municipality:** Vinovo**Price:** € 980.000**Total sq.m.:** 270 sqm**Bathrooms:** 2**Rooms:** 7





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