Andrea Oliva & Partners
Via di Cavana, 15 - 34121 Trieste (TS)
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Rustic/Farmhouse for sale in Farra d'Isonzo
€ 369.000
Code Casale di campagna



1.350 m2 | Bathrooms: 2 | Bedrooms: 6 | Rooms: 22

Just minutes from Gorizia, in the DOC wine region of Farra d'Isonzo, we offer for sale a former farming hamlet surrounded by walls and vineyards, ensuring complete privacy. The property comprises a 500-square-meter farmhouse with adjoining warehouses, a barn, and stables, for a total of approximately 1,350 square meters of built space.
The buildings surround a large private courtyard with an ancient working well at its center. There's also a garden with an adjoining vegetable garden, for a total of 2,700 square meters of courtyard and gardens.
Silence, birdsong, and cicadas surround this complex, once a mill and a farm and winery. The Villesse highway entrance is two kilometers away, Trieste Airport is twenty minutes away, the sea at Grado and Sistiana can be reached in half an hour, and the Isonzo Valley, an ideal location for nature lovers, is also thirty minutes away.

The main property is the 554-square-meter farmhouse, in excellent structural condition but in need of internal renovation. It currently consists of two large, bright, connecting apartments, both overlooking the courtyard with its well and the rear garden, with wonderful views of the Collio vineyards, the Cormons hills, and Mount Quarin.
The house is in good structural condition, with an excellent roof, but internally it requires modernization. Independent heating with a 2011 boiler. Ideal for a large family or a group of friends who can convert it into several living units.

The remaining buildings, with a total floor area of approximately 800 square meters, currently used for agricultural purposes, are

suitable for conversion into residential, tourist, or commercial space, making it possible to create a tourist accommodation complex or various living solutions, each with its own private green space and parking. We currently have an original stable from the early 1900s, a double barn, a sizable partially underground cellar, and two small storage buildings with their own entrances and gardens.

In just a few minutes you can reach the renowned Collio wine-growing area, the beautiful town of Gradisca d'Isonzo, with its castle and markets in the enormous park in the city center, and the capital Gorizia, European Capital of Culture in 2025.

Call us for a visit or for more information and visit our website https://www.andreaoliva.eu/

Certifications

Energy Class: G

Characteristics

Code: Casale di campagna	Reason: Sale
Categoria: Rustic/Farmhouse	Address: Via dei Conventi, 2
Zip Code: 34170	Municipality: Farra d'Isonzo
Total Square Meters: 1.350 m2	Bedrooms: 6
Bathrooms: 2	Rooms: 22
State of Preservation: Be Restored	Number of uncovered parking spaces: 10
Number of motorcycle spaces: 8	Number of camper spaces: 3
Number of covered parking spaces: 5	Level: Multi-Storey
Heating: Heating	Parking: Carport
Age Construction: 1902	Current Status: Free on deed
Ceiling: Present	Balconies: Present, 2 m2
Terrace: Present, 15 m2	Cellar: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Closet
Fireplace	Parquet
Telephone System	Shower
Wooden Window Frames	Shutters
Garden : 2700 □	Use Investment

Nearby

Football Fields	Fitness Centers
Kindergarten	Elementary Schools
Cafe	Post Offices
Municipal Offices	

















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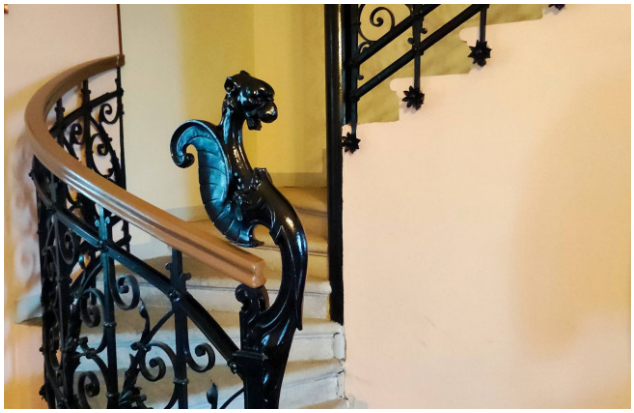












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