

**Agents**

Rossano + 39 328 74 39 010  
Claudia +39 366 56 76 516

**Office**

+ 39 0184 26 44 26  
+ 39 353 41 77 598

**Our location**

Via Roberto 20,  
18012 Bordighera (IM)

## Unifamiliare Casa singola a Perinaldo

**Cod. 3910**

Perinaldo

**390.000 €**

### Description

PERINALDO - WINE ESTATE for sale in Perinaldo in the ROSSESE di Dolceacqua D.O.P. wine district. Established farm, located in a very well-exposed and sunny hilly area, it extends over a land of over 3 hectares (32,000 square meters). The conformation of the land with low, extensive and wide terraces allows easier cultivation than in the difficult Ligurian territory. This estate is planted for about 8,000 square meters with ROSSESE D.O.P. vines, potentially usable for about 70 quintals of grapes and a beautiful olive grove of 70 plants of "TAGGIASCA OLIVE" which has guaranteed a production of about 400 liters as well as 150 newly planted plants. To satisfy a market that is increasingly attentive to ORGANIC, within this farm, there is the possibility of further planting the local artichoke, excellent and sought-after, and an orchard. There is an irrigation tank fed by a spring and with an automatic irrigation system designed to water each plant. To complete the property proposed for sale and of further importance, there is a rustic house with an approved project to build a new building equal to an area of about 203 square meters. of which 128 sqm. of residential and 75 sqm. of stock. The project allows the possibility of dividing the new building into 2/3 real estate units. The access road to the property is made of concrete. This splendid agricultural estate offers the possibility of a family run business with a source of income derived from the products of the land, selected and organically grown. R. 3910

### Main features

|                             |                           |
|-----------------------------|---------------------------|
| <b>Property type</b>        | Unifamiliare Casa singola |
| <b>Building type</b>        |                           |
| <b>Surface</b>              | 203                       |
| <b>Premises/Rooms</b>       | 7                         |
| <b>Bedrooms</b>             | 4                         |
| <b>Bathrooms</b>            | 3                         |
| <b>Lift</b>                 | No                        |
| <b>Parking space/Garage</b> | No                        |

### Expenses

|                       |           |
|-----------------------|-----------|
| <b>Property price</b> | 390.000 € |
|-----------------------|-----------|

### Construction

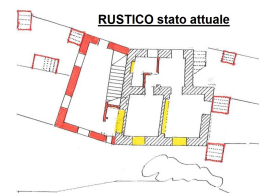
|                     |          |
|---------------------|----------|
| <b>Exposure</b>     | ES       |
| <b>Heating</b>      | autonomo |
| <b>Energy class</b> |          |

### Distance from

|                           |        |
|---------------------------|--------|
| <b>Sea</b>                | 15 km  |
| <b>City centre</b>        | 2 km   |
| <b>Railway station</b>    | 0 m    |
| <b>Shops</b>              | 3 km   |
| <b>Highway toll booth</b> | 0 m    |
| <b>Bus stop</b>           | 2,5 km |



PROSPETTO in progetto



RUSTICO stato attuale