



Estate of Properties for Sale In Negrar di Verona Veneto



Information de l'agent

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Détails de l'annonce

Propriété à: Vendre
Prix: USD 431,445.58

Location

Pays: Italie
État/Région/Province: Vénétie
Ville: Vérone
Adresse: Via Cà del Moro,
Indicatif régional: 37024
Soumis: 10/10/2025
Description:
Estate of Properties for Sale In Negrar di Verona Veneto Italy

Esales Property ID: es5554801

Property Location

Via Ca' del Moro, 1
Negrar di Verona
Veneto
37024
Italy

Property Details



A Rare Investment Portfolio: A Historic Estate and Expansive Land Plot in Negrar di Verona

Presenting an unparalleled opportunity to acquire a unique estate of properties in the heart of the Valpolicella wine-producing region, in the picturesque town of Negrar di Verona. This offering is a truly exceptional proposition, combining a magnificent historic house with significant income potential and an expansive land plot primed for a substantial business development. This dual-asset portfolio is a dream for a visionary investor or developer seeking to establish a foothold in one of Italy's most desirable and economically vibrant regions.

Property 1: The Historic House with Three Distinct Dwellings – 370,000 euros

Nestled within the stunning, sun-drenched landscape of Negrar di Verona, this magnificent property offers a rare blend of historical charm and modern versatility. The main residence is a captivating fusion of a charming, two-hundred-year-old cottage and a beautifully converted stone barn, with an additional apartment spanning the top of both structures. This clever configuration creates three independent dwellings that can comfortably accommodate between 12 and 14 people, making it an ideal family compound or, with some minor upgrades, a highly profitable holiday rental business.

The original cottage exudes a rustic, timeless appeal. Its ground floor features a cozy kitchen and a combined living and dining room, centered around a charming wood-burning stove that provides warmth and ambiance on cooler evenings. A staircase leads to the first floor, which is home to a spacious bedroom and a large, well-appointed bathroom. This dwelling is perfect for a couple or a small family, offering a private and intimate living space.

The large attached house, a masterfully converted barn, provides a generous and open living environment. The main entrance leads into a large kitchen and dining room, a perfect space for large gatherings and family meals, complemented by a small bathroom with a shower. This area flows seamlessly into a good-sized living room, which also features a cozy wood-burning stove. A grand staircase ascends to the first floor, where the private quarters are located. Here, you'll find a luxurious master bedroom with its own ensuite bathroom, another spacious bedroom also with an ensuite, and a third, slightly smaller bedroom. The basement is a key feature, offering a substantial amount of space with full-width access and an outlook to the rear of the property, ideal for storage, a wine cellar, or a future leisure space.

The third dwelling is the top-floor apartment, a self-contained unit with its own private access. It is reached via a large, external stone staircase that opens into a full-length, enclosed portico—a wonderful space for a sunroom or a quiet reading area. From the hallway, the apartment opens up to a large living room, a kitchen, a bathroom, and two large bedrooms, including a master bedroom with an ensuite. The independent nature of this apartment makes it a perfect short-term rental unit or a private retreat for guests.

The property's location is truly unparalleled. It is immersed in the heart of the Valpolicella wine region, surrounded by vineyards and olive groves, with spectacular, panoramic views that stretch all the way to Lake Garda in the distance. This visual appeal is a significant draw for tourists and a key factor in maximizing rental returns. This versatile property offers a unique opportunity to create a stunning family home or to capitalize on the booming tourism industry with a thriving rental business.



Property 2: A Landmark Development Opportunity – 275,000 euros

Just above the charming town of Negrar lies a rare and exceptional investment opportunity: a vast 35,000 square meter (approximately 8.6 acres) land plot. Comprising a mix of lush grassland and mature woodland, this elevated plot offers an unrivaled position and breathtaking, unobstructed views of the Valpolicella valley and the sparkling waters of Lake Garda in the distance.

The true value of this land lies in its pre-existing zoning and development potential. Previously designated as D3 zoning, a classification for recreational, camping, and sports use, the local authorities had already indicated their consent for a significant project. This included the construction of two large custodial houses and up to 18 traditionally built bungalows, utilizing local stone and timber to create an eco-friendly and aesthetically pleasing resort. The stunning natural beauty of the surrounding woodland, combined with the spectacular lake views, makes this a unique and highly desirable location for a business development.

This is an ideal opportunity for a developer or investor seeking to create a high-end tourist retreat or a private residential complex. The previous planning discussions with local authorities provide a clear and encouraging path forward, reducing the typical risks associated with land development. Prospective buyers can work with a local geometra or architect to finalize the zoning and planning details and bring this vision to life. The mixed woodland not only adds to the property's beauty but also offers a natural buffer, ensuring privacy and a genuine sense of seclusion. With access points from both the north and south, the plot is both secluded and easily reachable.

This combined portfolio—a charming, versatile home with existing rental potential and an expansive land plot with clear, large-scale development approval—presents a truly unique and strategic investment. Both properties are positioned in a prime location in one of Italy's most prestigious wine regions, guaranteeing a strong appeal to both lifestyle buyers and business developers. The ability to generate immediate income from the house while planning the larger-scale project on the land plot offers a flexible and profitable investment strategy.

ABOUT THE AREA

Negrar di Verona is a charming town nestled in the heart of the renowned Valpolicella wine region, just a short drive north of the historic city of Verona. This picturesque setting is defined by its gentle, rolling hills covered in a patchwork of vineyards, olive groves, and traditional stone villages. As the center of Valpolicella Classico, Negrar holds a prestigious reputation for producing some of Italy's most celebrated wines, including the powerful Amarone, the elegant Ripasso, and the vibrant Valpolicella itself. The town offers a tranquil and authentic Italian experience, making it a perfect destination for wine lovers and those seeking a peaceful life in a magnificent natural landscape.

The lifestyle in Negrar di Verona is deeply intertwined with its rich winemaking heritage and a thriving culinary scene. The town and its surrounding hamlets are dotted with historic villas and family-run wineries (cantine) that offer tastings and tours, providing an immersive experience into the local culture. Beyond gastronomy, the area is a haven for outdoor enthusiasts. The landscape is crisscrossed with scenic



trails for hiking and cycling, allowing residents and visitors to explore the vineyards and enjoy breathtaking views. The town itself has a quiet, residential feel with local markets, cafes, and restaurants that serve as a social hub for the community.

The real estate market in Negrar di Verona is highly sought-after, attracting a mix of domestic and international buyers drawn to the area's natural beauty and its reputation as a premium wine-producing region. Properties range from traditional stone houses and farmhouses (casali) nestled among the vines to elegant villas with private gardens and pools. There are also opportunities to purchase agricultural land with vineyards, appealing to those who wish to enter the wine business or simply own a piece of this famous countryside. The market is considered a sound investment, offering a serene, rural lifestyle while still being conveniently close to the cultural and urban amenities of Verona.

The nearest and most convenient international airport to Negrar di Verona is Verona Villafranca Airport (VRN), also known as Valerio Catullo Airport. Located just over 20 kilometers away, the drive typically takes around 25 to 35 minutes, depending on traffic. This close proximity ensures easy access for international travelers. Other nearby options include Brescia Airport (VBS) and Venice Marco Polo Airport (VCE), both of which are accessible by car and offer additional flight connections.

MAiN FEATURES:

- * 360m² of living space
- * 35000m² plot
- * 6 Bedrooms
- * 6 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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