



## Excellent Farm With Land For Sale In Lazdas Latvia



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 209,141.95

### Posizione

Nazione:	Latvia
Stato / Regione / Provincia:	Ventspils Municipality
Indirizzo:	Zlēkas parish
Cap:	LV-3617
Pubblicato:	06/01/2024

Descrizione:

Excellent Farm With Land For Sale In Lazdas Latvia

Esales Property ID: es5553977

Lazdas' ventspils county, zlēku province.

Ventspils county

Zlēku province

LV3617

Latvia

Unbridled Potential Unveiled: Your Gateway to Latvian Dreams



Nestled on the banks of the majestic Venta River lies a remarkable 17.2-hectare property, whispering promises of abundant opportunities and idyllic living. Reclaimed and fertile agricultural land stretches across 14 hectares, ripe for a multitude of agricultural pursuits. Imagine orchards heavy with fruit, fields swaying with grain, or perhaps even thriving pastures for livestock.

But this enchanting haven goes beyond mere farmland. 3.2 hectares embrace the heart of the property, where a well-maintained road leads to a charming unfinished new construction of approximately 200 square meters. Envision this blank canvas blossoming into your dream home, a haven of rustic charm or a modern masterpiece overlooking the glistening river.

Step outside and the Venta weaves its magic. 810 meters of pristine coastline unfurl before you, teeming with life and whispering of endless possibilities. Cast a line and feel the thrill of a tug on your hook, or simply bask in the serenity of the river's song.

For the entrepreneurial spirit, a treasure trove awaits. A fully equipped farm building stands poised to nurture life, designed for a closed-cycle operation of 1000 piglets and 150 pigs. Yet, its adaptable nature beckons diversification. Imagine transforming it into a haven for other livestock, a bustling agritourism venture, or even a unique event space.

Two 260m<sup>3</sup> grain towers stand resolute, ready to safeguard your harvest or serve as the nucleus of a thriving grain storage or processing operation. A dependable borehole ensures a steady flow of life-giving water, while a high-power electrical connection fuels your ambitions.

And if the pulse of city life beckons, Ventspils, with its vibrant streets and coastal charm, lies a mere 40-minute drive away. The Baltic Sea echoes the call, its salty embrace just another facet of the adventure that awaits.

This is not just a property; it's a blank canvas, a springboard for dreams, and a promise of prosperity. Whether you envision a flourishing agricultural enterprise, a captivating retreat, or a legacy for generations to come, this Venta River haven holds the key.

So, unleash your vision, let your spirit soar, and claim your own piece of Latvian magic. This is more than just a property; it's the start of your extraordinary journey.

The property includes:

14 hectares of agricultural land – reclaimed and very fertile

3.2 hectares of land around the house and farm buildings

810 meters of Venta coastline with spots abundant of fish

Unfinished new construction -200m<sup>2</sup>



## Outbuildings

Farm building with all equipment and automation for 1000 piglets and 150 pigs. The barn is designed for keeping pigs with a closed cycle but can be adapted for other needs.

Grain towers – 260m<sup>3</sup> each

A borehole

High-power electrical connection

Only a 30-minute drive to Kuldīga, this city is newly added to UNESCO world heritage list.

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## ABOUT THE AREA

Ventspils County, a vibrant region straddling the Venta River in western Latvia, offers a kaleidoscope of experiences for travelers and residents alike. Here's a glimpse into its captivating charm:

### Nature's Tapestry:

- \* **Untamed Beauty:** Lush forests cloak rolling hills, while the mighty Venta River carves its path to the Baltic Sea. Breathe in the fresh air, hike through verdant trails, and witness awe-inspiring panoramas.
- \* **Coastal Enchantment:** The coastline unfolds like a pristine treasure, shimmering with sandy beaches, hidden coves, and charming fishing villages. Soak up the sun, bask in the salty breeze, and discover hidden gem beaches like Poga and Paplaka.
- \* **Birdwatcher's Paradise:** Diverse habitats nurture a rich birdlife, making Ventspils County a haven for ornithologists and nature enthusiasts. Spot majestic eagles soaring overhead, listen to the melodious warblers, and admire the graceful ballet of migratory birds.

### Cultural Mosaic:

- \* **Ventspils, the Jewel in the Crown:** Discover a dynamic city pulsing with history and modern vibrancy. Explore the enchanting Old Town, marvel at the Ventspils Castle, and be surprised by whimsical outdoor art installations.
- \* **Living History:** Journey through time at the Piltene Castle and Museum, explore the fascinating Open-Air Museum of the Livonian Order, and delve into the maritime heritage at the Ventspils Maritime Museum.
- \* **Folklore Whispers:** Immerse yourself in the rich tapestry of Latvian folklore. Experience traditional music and dance performances, savor flavorful local cuisine, and participate in vibrant cultural festivals.

### Adventure Awaits:

- \* **Cycling Paradise:** Lace up your shoes and explore the network of scenic cycling trails, crisscrossing



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forests, countryside, and charming villages. Feel the wind in your hair and relish the breathtaking views.

- \* **Water Fun:** Kayak on the tranquil Venta River, test your mettle in the wild Baltic Sea waves, or cast a line and reel in your next catch. Embrace the aquatic playground at your doorstep.
- \* **Winter Playground:** When winter paints the landscape white, transform the slopes into your playground. Enjoy skiing, snowboarding, and the invigorating chill in the air.

Ventspils County offers something for everyone:

- \* **Tranquil escapes for nature lovers:** Reconnect with the rhythm of nature in serene forests and alongside the majestic Venta River.
- \* **Cultural immersion for history buffs:** Unravel the fascinating past through ancient castles, museums, and vibrant traditions.
- \* **Thrilling adventures for adrenaline seekers:** Tackle the Baltic Sea waves, conquer cycling trails, and explore hidden coves.
- \* **Family-friendly fun for all ages:** Splash in water parks, discover interactive museums, and build sandcastle kingdoms on pristine beaches.

Remember, this is just a glimpse. Ventspils County has much more to offer:

- \* Visit cozy cafes and bustling markets in charming villages.
- \* Spot wildlife in nature reserves and national parks.
- \* Relax in tranquil spa hotels and unwind in picturesque countryside getaways.
- \* Attend vibrant festivals and cultural events throughout the year.

Come and discover the magic of Ventspils County, where every corner whispers stories of the past, the present, and the adventures that await.

## MAiN FEATURES:

- \* 1037m<sup>2</sup> of building space
- \* 172000m<sup>2</sup> plot
- \* 1 Bathroom
- \* 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 Latvia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com if redeveloped

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## Comune

Finito piedi quadrati: 172000 mq



Dimensione del lotto: 172000 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

Virtual tour URL: <https://www.youtube.com/embed/uRix05BrhtQ>

## **Contact information**

IMLIX ID: IX5.381.364

