Stunning OZOLI Country Estate For Sale In Vaidava 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
Sito web:	https://esalesinternational.com

Dettagli dell'inserzione

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Descrizione:

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Ozoli

Vaidava Parish, Valmiera Municipality, LV-4228, Latvia

OZOLI: A Fully Renovated Lifestyle Estate in the Heart of Latvia's Protected Countryside

A Place to Live, Create, and Thrive Within Gauja National Park

Location: Vaidava, Valmiera Municipality, Latvia

Property Type: Renovated Countryside Homestead, Organic Farm, and Eco-Estate

Land Area: 15.1 Hectares

Introduction: An Architectural and Ecological Masterpiece

Nestled within the spectacular, rolling hillsides of the world-renowned Gauja National Park, 'Ozoli' represents a rare opportunity to acquire a beautifully renovated, historic countryside estate. This property seamlessly blends modern European luxury with the timeless charm of Northern Europe's rural heritage. Set against a backdrop of protected natural landscapes and pristine scenery, the estate serves as an inspiring setting for multigenerational family life, organic agricultural projects, creative retreats, or eco-hospitality ventures.

Currently operating as a highly successful and recognized artisanal milk sheep farm (home to approximately 50 sheep and 2 iconic Latvian Blue cows), the estate boasts an established dairy operation. Its premium, hand-crafted products have earned an excellent reputation and a fiercely loyal customer base throughout the region. This operational background proves the immediate agricultural, commercial, and agritourism viability of the land, making it a turnkey investment for those seeking a sustainable, self-sufficient lifestyle without sacrificing modern comfort.

The Main House: Modern Elegance Meets Nordic Hygge

The residential anchor of the estate is a magnificent, light-filled single-family residence spanning a generous 163.9 m2 of total living area. The interior layout has been thoughtfully structured to prioritize natural light, spatial flow, and functional family living.

The residence features a voluminous living room with high ceilings, two spacious and tranquil bedrooms, an oversized luxury bathroom, and an inviting, fully equipped chef's kitchen fitted with modern appliances and an integrated dishwasher. A welcoming entrance hall connects the living zones, while a robust basement houses the estate's state-of-the-art central heating infrastructure.

The historic homestead underwent a meticulous, down-to-the-studs historical and structural restoration in 2025. No expense was spared in upgrading the core infrastructure to international standards, which now includes:

* An entirely new, high-capacity electrical installation.
* A state-of-the-art climate control system pairing central heating with cozy underfloor heating and a traditional wood-burning fireplace.
* A brand-new, modern sewage infrastructure and high-volume water supply connection.
* High-specification wooden double-glazed windows that optimize thermal insulation while maintaining traditional aesthetics.
* A highly durable, weather-resistant concrete tile roof designed to last for generations.
* Solid wood doors and premium parquet/hardwood flooring running seamlessly throughout the interior.

Reflecting its cutting-edge engineering, the main house holds an exemplary A / A+ Energy Performance Certificate. This represents the highest tier of eco-efficiency, guaranteeing exceptionally low monthly operating costs and a minimal carbon footprint.

Comprehensive Outbuildings and Commercial Ventures

Beyond the primary residence, 'Ozoli' features a versatile collective of specialized agricultural, industrial, and utility buildings designed to support diverse business models:

* The Main Farm Building (142.5 m2): A spacious, highly functional structure featuring a fully heated utility and workshop space equipped with its own dedicated sewage connection. This area is ideally suited for artisan food production, cheese aging, or traditional craft workshops.
* Timber Greenhouse (56 m2): A beautiful, permanent wooden-framed greenhouse optimized for organic vegetable, fruit, seedling, or flower cultivation.
* Greenhouse-Style Hangar (160 m2): A massive, versatile storage building providing ample room for agricultural machinery, feed storage, a vehicle garage, or convertibility into an indoor paddock/barn space.

The structural diversity of the estate makes it highly adaptable for a wide array of lucrative enterprises, including farm-to-table agritourism, health and wellness retreats, educational seminars, or expanded sheep dairy operations.

The Land: 15.1 Hectares of Pristine Baltic Nature

The sprawling land holding encompasses 15.1 hectares of highly fertile, unpolluted terrain, broken down into:

* 12.9 Hectares of Agricultural Land: Fenced pastures and paddocks optimized for organic rotational grazing and crop production.
* 1.5 Hectares of Ancient Forest: A pristine woodland parcel that has never been commercially clear-cut, retaining its rich biodiversity, natural ecological value, and private hunting potential.
* An Established Orchard: Filled with mature fruit-bearing trees and berry bushes.
* Private Water Features: A charming small pond sits on the property, while the wider estate enjoys access to a stunning local swimming lake with fishing rights.

Advanced Utilities and Modern Infrastructure

'Ozoli' operates with the reliability of a high-end urban home thanks to its completely independent, top-tier utility network:

* Water Security: A dedicated deep drinking water well and high-pressure borehole.
* Eco-Waste Management: A fully certified biological wastewater treatment system.
* Power Supply: A robust three-phase electricity connection supported by an on-site backup generator for absolute off-grid security.
* Connectivity: High-speed internet and Wi-Fi are fully integrated across the living spaces.
* Legal Status: All document portfolios are up to date, with every building officially commissioned, surveyed, and registered in the state archives.

Location and Seamless Regional Accessibility

While the estate offers total privacy and rural tranquility, it remains perfectly connected to vital urban hubs via well-maintained transit corridors:

* Vaidava Village Centre: 3 km (3 minutes' drive to local amenities)
* Valmiera (Regional Capital): 13 km (12 minutes' drive to fine dining, shopping, and culture)
* Cēsis (Historic Castle Town): 19 km (18 minutes' drive)
* Riga City Centre: 102 km (1 hour and 15 minutes' drive)
* Riga International Airport (RIX): Approximately 115 km (1 hour and 25 minutes' drive), providing effortless daily flights to major international destinations.

At a Glance

Property Attribute	Specification Details
Main Residence Area	163.9 m2 (Fully renovated in 2025)
Total Land Holding	15.1 Hectares (12.9 Ha Agriculture, 1.5 Ha Forest)
Energy Efficiency	Grade A / A+ Certificate (Solar-ready, pellet/wood heating)
Outbuildings	Barn (142.5 m2), Hangar (160 m2), Timber Greenhouse (56 m2)
Current Enterprise	Operational milk sheep farm & artisanal dairy operation
Premium Amenities	Underfloor heating, fireplace, pond, lake access, high-speed Wi-Fi

ABOUT THE AREA

Vaidava is a scenic and tranquil locality situated in the historical Vidzeme region of northern Latvia. Nestled within the borders of the Valmiera Municipality, the area is largely defined by its lush, green landscapes and its deep-rooted connection to Baltic nature. It is a place where traditional Latvian countryside charm meets a peaceful, slower pace of life, making it a hidden gem for travelers looking to experience rural Latvia away from the bustling cities.

The true centerpiece of the area is the picturesque Lake Vaidava, a stunning body of water located within the protective embrace of the Gauja National Park. During the warmer summer months, the lake transforms into a vibrant hub for outdoor recreation, boasting a golden sandy beach where visitors can swim, rent stand-up paddleboards, or enjoy a game of disc golf. The surrounding parkland provides endless opportunities for hiking, foraging, and exploring the rich biodiversity that the region is known for.

In addition to its natural splendor, Vaidava holds a proud reputation for cultural artisanship, most notably represented by its local pottery traditions. The region is home to world-class ceramic workshops that utilize age-old, sustainable crafting techniques to transform local clay into elegant, Nordic-inspired tableware. This harmonious blend of traditional craftsmanship and ecological awareness reflects the broader spirit of the community, which fiercely preserves its heritage.

For international travelers planning a visit, the nearest major airport is Riga International Airport (RIX), located approximately 90 to 100 kilometers southwest of the parish. As the largest aviation hub in the Baltic States, it provides extensive flight connections across Europe and beyond. From the airport,

Vaidava can be easily reached in just under an hour and a half by car, offering a smooth transition from global travel to the serenity of the Latvian countryside.

MAiN FEATURES:

* 164m2 of living space
* 144000 (14.4 Hectares of Land)
* 2 Bedrooms
* 1 Bathroom
* Stunning Views
* Private Garden
* 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

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Tenanted:	Sì

Comune

Camere da letto:	2
Finito piedi quadrati:	164 mq
Dimensione del lotto:	144000 mq

Utility details

Heating:	Sì

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX8.708.601