Vigasio – Veneto

HISTORICAL COURT WITH ASSURED PERFORMANCE AND DEVELOPMENT

Property ID: IT254152143

PURCHASE PRICE: 3.500.000 EUR

Property ID: IT254152143 - 37068 Vigasio – Veneto

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At a glance

Property ID	IT254152143
Type of parking	11 x Other

Purchase Price	3.500.000 EUR
Commission	subject to commission
Total Space	ca. 6.000 m²

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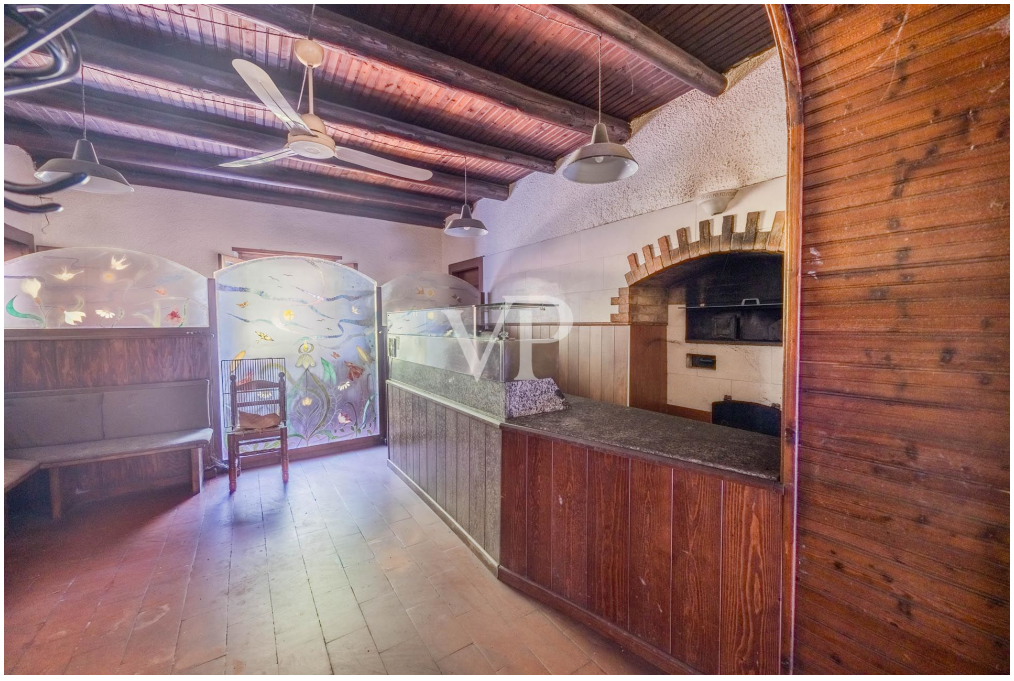

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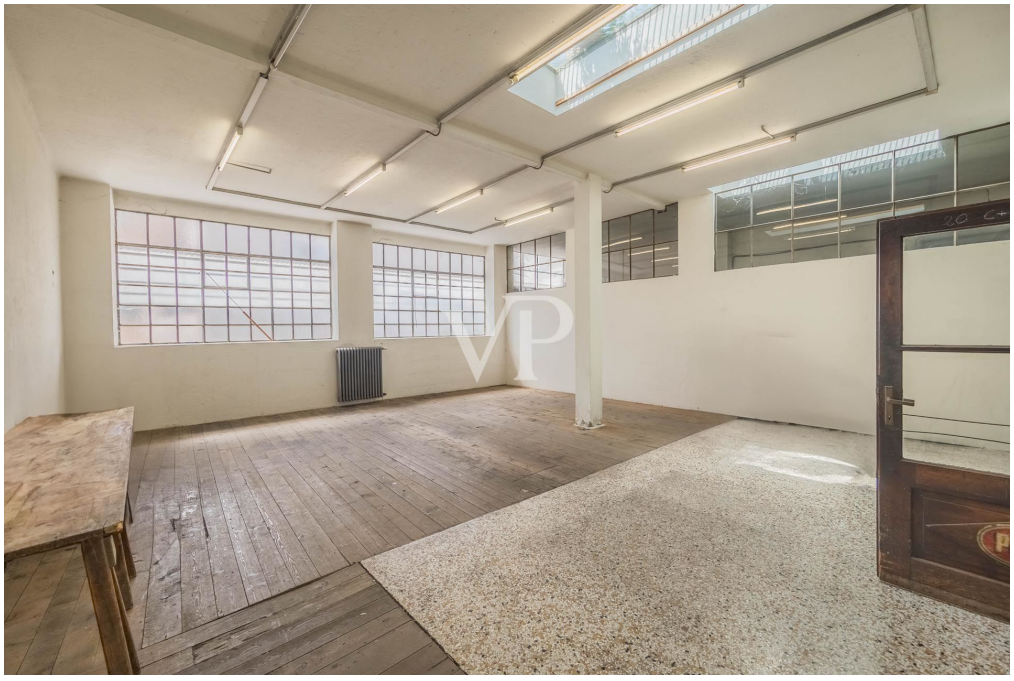

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A first impression

HISTORIC COURTYARD WITH ASSURED YIELD AND DEVELOPMENT Valuable real estate investment south of Verona - Unique opportunity for immediate income and future growth Just 10 kilometers from the Verona Sud (A4/A22) highway interchange, this magnificent 19th-century historic courtyard combines architectural heritage charm with concrete investment opportunities. The property, under monumental constraint, is spread over a U-shaped area offering a perfect balance of historical substance, established income and ample development opportunities. The historic substance and real estate includes the main building with historic courtyard, large garden and BC-23 listed monumental dovecote. There is an operating restaurant business that includes bar, pizzeria and restaurant with seven inn rooms plus a detached studio apartment. Three self-contained units on two levels are fully leased, providing immediate cash flow, along with an additional studio apartment. The property also has five private parking garages, a particularly valuable resource in the area. Commercial and production spaces in the right wing include five units set up for offices, storage or small production. Two steel sheds of 500 square meters each feature intact structures with roofing to be restored and offer expansion possibilities of up to 70 percent of the existing volume under the regional Housing Plan. Development opportunities are favored by an advantageous regulatory framework. The BC-23 monumental constraint allows conservative restoration work with integration of new functions, while the regional Piano Casa allows reconstruction and change of use with a volume increase of 70%. The requirement to achieve energy class A maximizes access to available incentives. The permitted uses range from residential to hospitality, from offices to commercial, from small industry to logistics, from agritourism to catering, offering maximum investment flexibility. The economic potential is based on immediate income secured by cash flow from already leased residential units, commercial space ready for new leases, and operational restaurant business. Growth prospects include affordable acquirable sheds with high revaluation potential, tax incentives for monument protection and energy efficiency, and development margins of up to 70 percent of current volume. Connections and infrastructure provide excellent accessibility: 10 kilometers from the Verona Sud freeway interchange, 20 kilometers from Verona Catullo airport, direct connection to state highways 434, 12, and 62, and only 3 kilometers from the District Park of Nogarole Rocca where companies such as Zalando and Honda are based. Despite the strategic connections, the property retains its rural atmosphere immersed in the Veronese agricultural and wine-growing landscape. Investment scenarios include the development of a boutique hotel with event venues taking advantage of the historic atmosphere and scenic garden, the creation of a logistics hub with modern distribution center in the renovated warehouses, a mixed-use project

with upscale residential lofts and co-working spaces, or a premium agritourism enhancing the historic roots with tours of the former tobacco dryers and food and wine experiences. An investment that combines history, income and future. Contact us to discover the potential of this unique opportunity in the Verona real estate market.

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Contact partner

For further information, please contact your contact person:

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