

Agricultural farm of 20HA approx. with Riding Stables and B&B



€ 2,200,000,00

Ref. RH 2502004

Contact us


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 Surface
800,00 sqm

 Rooms
14

 Bedrooms
8

 Bathrooms
8

 Energy label
Being defined

 from Milan
35

 Altitude
78,00 m asl

 Green
6500 mq

You have to be a nature lover, have a vocation for hospitality, love horses and more, have the dream of living in the countryside, to be attracted by this remarkable proposal.

We are located in the Lombard countryside **a few kilometers from Milan**, precisely in Boffalora d'Adda, within the **Adda South Park**, in a protected environmental area where the Boffalora d'Adda-Lodi cycle path has been built crossed by amateurs of all ages. It is an independent property and above all with a merged land, once we enter the property we are alone with ourselves and with those we wish to welcome and with whom we share the same priorities. It was born (and was built) by the current owners for their passion for horses and nature, a change of life from the city to the countryside.

Here's what we find inside:

Residential building: about 800sqm on three levels, fenced and surrounded by 6000sqm of garden, with rooms for hospitality, a single apartment, a room on the ground floor now used as a Club House, to be used for individual needs. Modern building of new construction (year 2006), with ventilated roof, new systems, double glazed windows and latest generation insulation (cork), a structure designed for the correct management of an agri-tourist activity or even just hospitality for short rentals. The project was born as a private residence, hospitality linked to users of the Riding School or outsiders. All this taking into account reserving a portion of the building for a private life for the exclusive use of the tenant and his family. Nothing is left to chance, you can really find everything you need, distributed in a rational and usable way, for the management of an agritourism, hospitality or other activity. For the whole building there is a large basement / warehouse on the ground floor (400 sqm).

Riding stables: At a safe distance from the house there is a professional riding school that occupies 1 hectare of land, consisting of 21 3x3 boxes, uncovered rod, covered sand field of 20x42 + photovoltaic. Club House in the residential building.

Agricultural land: 20 hectares of agricultural land, therefore infinite greenery with a pleasant surprise: a spring lake also useful for irrigating the fields.

The property is also sold individually: land, riding school, residential.

The firm remains available for further details, calls without obligation to assess whether everything corresponds to your aspirations with the subsequent purpose of a possible inspection.

Agricultural land: 190.000 sqm

Boxes: 21

Sand Fields: 20x42

Basement: 400 mq

Extras: Spring lake, dining room with kitchen and bathroom for the disabled