for Sale to Marcon
Area: marcon

330 square meters | Bathrooms: 9 | Rooms: 20

Unique Opportunity: Important Highly Profitable Agritourism and Hospitality Complex Venetian Hinterland. Strategically located in the Venetian hinterland, a short distance from Venice Marco Polo Airport and the rapidly developing infrastructure, sports, and trade fair area north of the lagoon, we offer for sale an extraordinary estate and enormous agritourism complex with multiple income potential.
The property sits on a vast expanse of land, ensuring maximum privacy, ample green spaces for outdoor activities, and unique development potential.
Composition of the Property and Facilities: 1. Reception Area / Hospitality
4 Bedrooms: Each with its own private bathroom. 2 Independent Apartments: With bathroom and living area, perfect for medium-long stays or families. 2. Restaurant and Events
Spacious Dining Room: Spacious indoor dining room ideal for daily table settings, ceremonies, or events. Professional Kitchen: Fully equipped for full-service catering. Outdoor Patio: Garden equipped for outdoor lunches and dinners in the summer. 3. Independent Manor House
Elegant manor house reserved for the use of the owner or management, consisting of several bedrooms, a private garage, and a large private garden, completely separate from the reception area. 4. External Structures, Services, and Land
Swimming Pool: Relaxation area for guests surrounded by greenery. Sheds and Warehouses: Large covered structures suitable for equipment storage, warehousing, or company laboratories. Vast Agricultural Expanse: Extensive green land, suitable for animal grazing, recreational trails, an educational farm, or outdoor events. Investment Strengths:
Prime Strategic Location: Located in a prime location, very close to major road junctions, airports, and upcoming sports attractions and major metropolitan events. Revenue Diversification: Combination of hospitality (rooms and apartments), catering, event planning, and agricultural/recreational development of the land. Operational Autonomy: The presence of the main villa allows for direct on-site management while maintaining complete family privacy. Notes on the Negotiation: Confidentiality: Images, the exact address, and

complete floor plan documentation will be provided exclusively to seriously interested parties upon request and appointment. Confidential negotiation.

Property details

Code: ME026	**Reason**: Sale
Typology:	**Region**: Veneto
Province: Venezia	**Municipality**: Marcon
Area: marcon	**Price**: € 2.200.000
Surface: 330 square meters	**Bathrooms**: 9
Rooms: 20	**Conditions**: Good
Covered sqm: 330 square meters	**Independent Heating System**: Independent

Nearby

Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices	Vaporetto Proximity	Canal Proximity	

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