

Ref: R5073775

Price: 4,250,000€



 **Gasares**

 **5**

 **2,000m² Build Size**

 **45,000m² Plot Size**

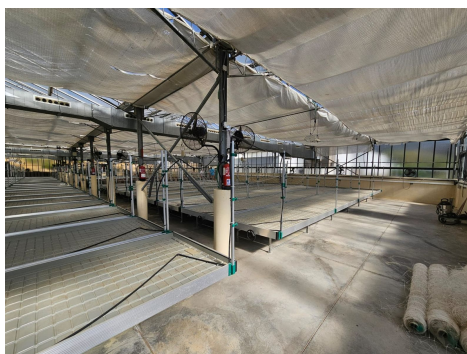
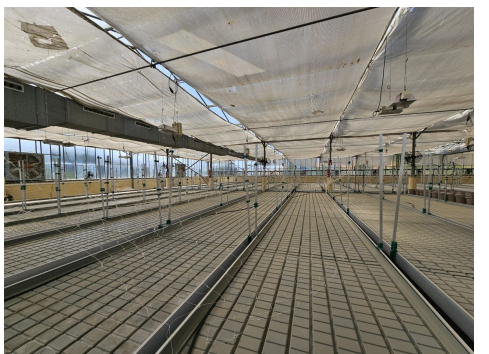
 **Pool: Yes**

A Unique, Multi-Faceted Estate - Diverse development potential, sitting on a plot of 45,000m2.

Tucked between gentle hills and a river, this discreet rural estate offers a rare combination of infrastructure, privacy, and development potential. Currently home to purpose-built, EU-level compliant GMP cultivation facilities, the property also lends itself effortlessly to high-value niche agriculture such as micro-greens or functional fungi.

The estate comprises:

- 1250m² of greenhouse grow area plus 550m² of labs and white rooms
- A private, fully equipped equestrian centre





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- 1250m² of greenhouse grow area plus 550m² of labs and white rooms
- A private, fully equipped equestrian centre
- Two modern, self-contained one-bedroom guest cottages
- A spacious four-bedroom main residence (two en-suite)
- Landscaped leisure area with pool, large BBQ pergola, and panoramic views
- Approx. 6,000m² of prime, flattened land ready for additional projects — from a motorhome park to further agriculture or eco-tourism development
- Nearly 30,000m² of elevated pastureland, ideal for sustainable energy installation (solar or wind potential)
- Natural river border and minimal neighbouring activity (two weekend-only residents)
- Just 5km from the motorway and regional network

This is a site ideal for an entrepreneur with the means and motivation to realise the next chapter in sustainable, rural living — whether wellness, agricultural, equestrian, or eco-tourism focused.