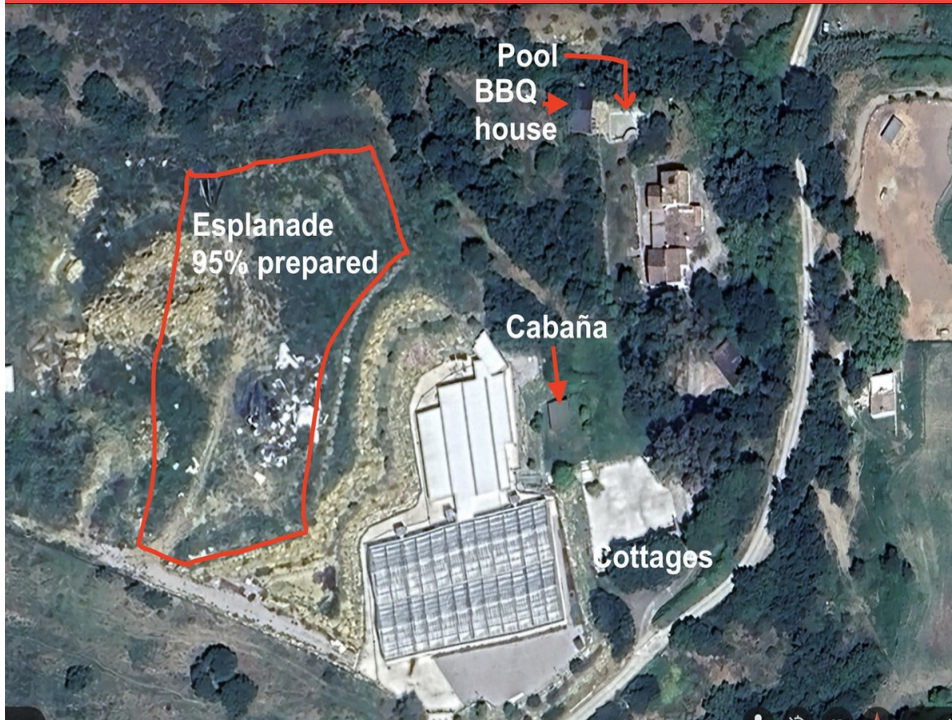


Ref: R5073775

Price: 3,200,000€



 **Gasares**

 **5**

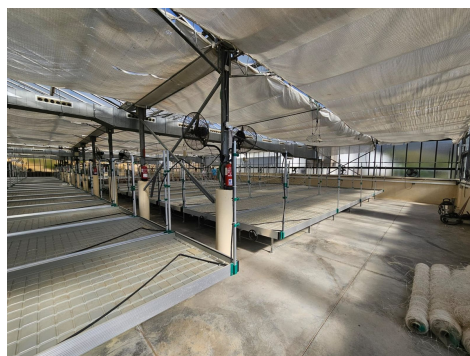
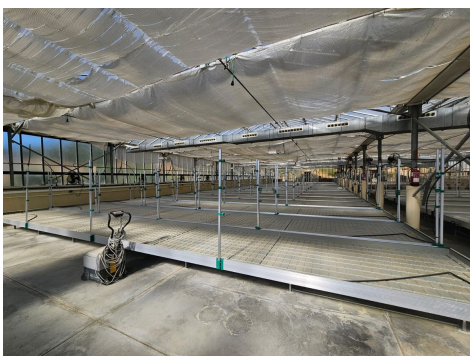
 **2,000m² Build Size**

 **45,000m² Plot Size**

 **Pool: Yes**

Tucked between gentle hills and a river, this discreet rural estate offers a rare combination of infrastructure, privacy, and development potential. Discreetly offered, this expansive riverside estate combines residential comfort, a purpose-built EU-level compliant GMP agricultural infrastructure, and commercial potential on a remarkable scale.

Originally developed as a high-standard cultivation project with fully serviced greenhouse and clean-room facilities, the property now awaits its next chapter. Its layout and utilities lend themselves equally to high-value niche agriculture (functional ... (Ask for More Details!))





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Originally developed as a high-standard cultivation project with fully serviced greenhouse and clean-room facilities, the property now awaits its next chapter. Its layout and utilities lend themselves equally to high-value niche agriculture (functional mushrooms, micro-greens, cosmetic crops), and/or sustainable living ventures such as an eco-retreat, agri-training hub, or mobile-home park (90% prepared).

The estate comprises:

- 1250m<sup>2</sup> of greenhouse grow area plus 550m<sup>2</sup> of labs and white rooms
- A private, fully equipped equestrian centre set on over 7000m<sup>2</sup>
- Two modern, self-contained one-bedroom guest cottages
- A spacious four-bedroom main residence (two en-suite bathrooms)
- Landscaped leisure area with pool, large BBQ pergola, and panoramic views
- Approx. 6,000m<sup>2</sup> of prime, flattened land ready for additional projects — from a motorhome park to further agriculture or eco-tourism development

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.