Bosi & Partners
Viale Mezzetti, 25 - 06034 Foligno
Phone number 0742774584

Estate for Sale in Grezzana
Azzago
Confidential Negotiation
Ref. CBI196-3021-33



2.800 sq.m | Bathrooms: 25 | Bedrooms: 25 | Rooms: 90

Nestled in the hills of Azzago, in the municipality of Grezzana (Verona), lies Tenuta La Pavarana, a historic complex of extraordinary charm overlooking the Verona plain, in the heart of the Valpolicella DOC area. Stretching over 46 hectares, the property represents one of the most authentic examples of a Venetian manor house, comprising a complex collection of historic buildings—the main villa with a private chapel, ancient farm buildings, and the charming "Cà Nova" farmhouse—surrounded by a botanical park with natural springs, an ornamental lake, and panoramic views of rare beauty.

The main building, protected for its architectural value, dates back to the 15th century, when it became the residence of the Ruffoni family, who oversaw its agricultural and landscape development for centuries. Inside, vaulted halls with frescoes by the painter Zamboni, original terracotta and marble floors, loggias, and porticoes that tell the story of the most authentic Veronese countryside, can still be found.

The spaces have been meticulously restored, combining historic charm with contemporary comfort, restoring full vitality to a residence that has preserved its original soul. Next to the villa, the rural buildings and the former barn house additional restored residential units, while the farmhouse "Cà Nova," located in a dominant position, houses two spacious, independent apartments ideal for guests or for a

charming agritourism business. The property also includes a large, productive farm with DOC Valpolicella vineyards, olive groves, walnut groves, and woodlands, perfectly integrated into the surrounding natural setting.

Tenuta La Pavarana is a one-of-a-kind property: a place where history, nature, and architecture blend harmoniously, making it ideal as a prestigious private residence, a luxury country estate, or an elite winery in the heart of Valpolicella.

Certification

Energy Class: F

Property Informations

Address: Via Villa di Azzago	**Zip Code**: 37023
Bedrooms: 25	**Bathrooms**: 25
Rooms: 90	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Date of construction: 1400	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: for two cars	

















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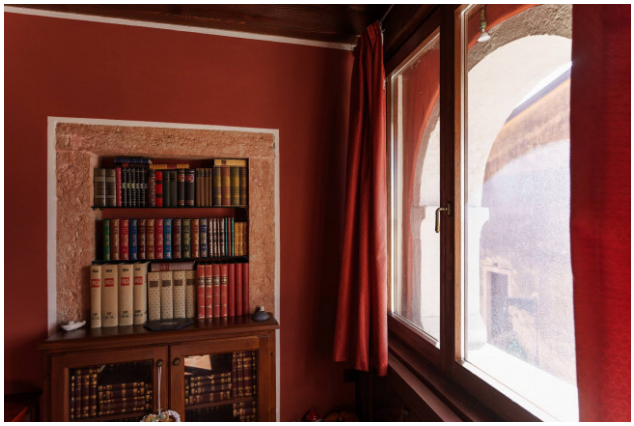












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