REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42621
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Urlati

House for Sale

CARACTERISTICS

- **AREA**: Urlati
- **Built surface**: 1420 sqm









DESCRIPTION

Elegance, History and Investment Opportunity, Just 45 Minutes from Bucharest
North of Bucharest, in the beautiful wine-growing region of Prahova County, lies a rare property steeped in history and refinement. Originally the residence of the Filotti family, the estate now harmoniously combines aristocratic charm with modern functionality. Renovated and structurally reinforced in 2006, with great respect for its original architecture, the manor impresses with its impeccable condition and attention to detail. More than just a residence, the property represents a fully operational business opportunity, having been successfully used for corporate events and tourism activities.
A Fully Operational and Versatile Estate
The estate comprises three buildings, with a total built area of 1,420 sqm, set within an extensive property featuring:
11.4 hectares of agricultural land (vineyard and pasture)
6,400 sqm of fully landscaped urban land
The existing facilities make this a fully equipped complex, ready for operation:
22 guest accommodation rooms
Fully equipped restaurant
Conference room
Operational wine cellar
Covered pergola of 300 sqm
Barbecue area
Impressive terrace with gazebo
Outdoor swimming pool (48 sqm)
Dedicated parking area for 14 vehicles
The property is being sold fully equipped, including all the inventory required to operate the hotel and restaurant facilities.
An existing staff employment agreement is also in place, allowing the current team to continue operating the business.
Turnkey business opportunity
The property is operated through a company holding all the necessary permits, official classifications and registered trademark, offering the possibility of acquiring the entire business as a package, ensuring a smooth and immediate transition.
Thanks to its location and extensive facilities, the estate offers several development opportunities:

Boutique hotel or vineyard resort
Premium event venue
SPA centre featuring vinotherapy treatments
Equestrian tourism destination, with the possibility of developing stables and riding trails
Excellent Infrastructure and Technical Autonomy
The property benefits from all essential utilities, as well as redundant systems designed to ensure uninterrupted operation:
Natural gas, electricity and private sewage system
Mains water supply, complemented by two drilled wells and a captured natural spring
Three water storage tanks, each with a capacity of 12,000 litres, equipped with pumps and automated systems
Asphalt road access directly to the property
Access infrastructure suitable for coaches and buses
Possibility of helicopter landing
The landscaped grounds also feature apple, cherry and walnut trees, creating a pleasant natural setting.
A place with soul, ready for the future
This boutique winery estate for sale is more than just a property – it represents an experience, a lifestyle and a solid investment opportunity in an exceptional natural setting, supported by a rich heritage and genuine business potential.

1,290,000 EUR	20.73 BITCOIN	738.53 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep