



THE
REMAX
COLLECTION
CRYSTAL

The RE/MAX Collection Crystal

AGENCY — ROMA

MONTEGIORGIO — FM

Your Entrance to the World of Horse Racing Excellence

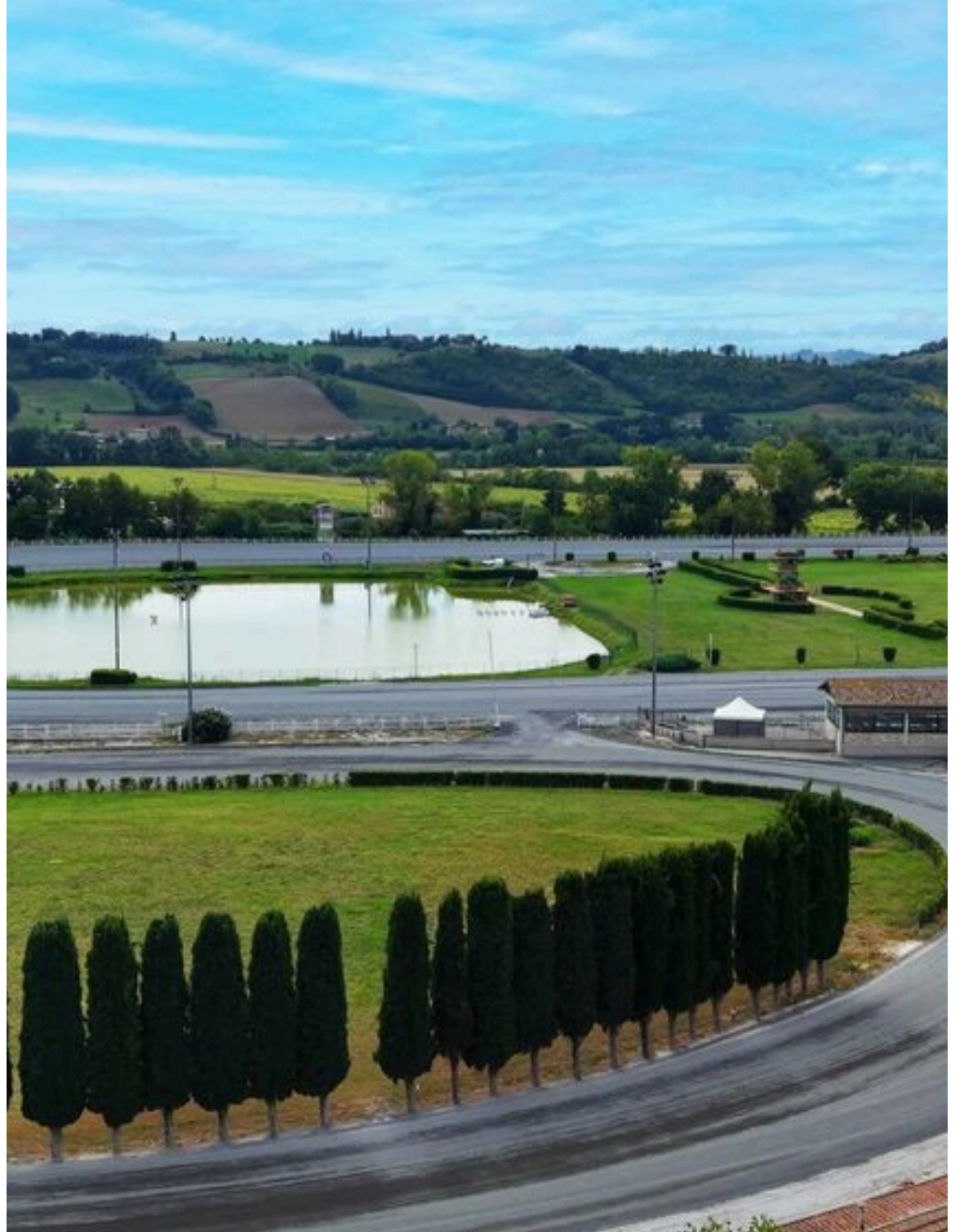
€ 5.950.000 | 3000 m²

PRICE

SQUARE METRES

5

ROOMS



DESCRIPTION

Your Entrance to the World of Horse Racing Excellence

A successful racecourse—a rare and prestigious opportunity to enter the national horse racing scene as a major player. An iconic facility, linked to the legendary name of Varenne, that goes far beyond the tradition of historic trotting races, offering today a broad, solid and highly diversifiable business potential. The racecourse ranks among the top seven in Italy according to MASAF rankings, boasting 43 annual racing days—more than many leading venues—and further room for increase thanks to the recent relinquishment of several facilities in the country. Established in the 1960s, this compendium combines tradition, quality and functionality in an extremely versatile facility: large green spaces, accommodation areas, fully equipped kitchen, panoramic restaurant, bar and games rooms are just part of the immersive experience it offers the public. With racing and training tracks, more than 300 stalls, stables, paddocks and an artificial lake, the racecourse is known for its innovations in the world of trotting. It was the first to

introduce the launch paddle and has hosted iconic events such as the Italian Championship and the Palio dei Comuni, becoming a true landmark for the entire industry. Technical details of the facility: Race track: 800 m, ring with straights, clotoïd curves and a 350 m suspender. Additional tracks: inner ring, outer ring (2,600 sq m), straight tracks, foal taming area. Ring: 280 m development at the rope, 10 m wide. Electric rides for horse walking. Two 700 m training tracks. Foal taming area: 3,000 sq m yard. 35 paddocks totaling 17,000 sq. m. Stables: 300 stalls, 28 saddleries, warehouses, veterinary area complete with clinic, outpatient clinic, radiology, farrier, isolation box, bar and reserved parking. Timing and sound system. Three fixed stations for television filming, required by the U.N.I.R.E. Technical Committee. A modern, active, energetic and fully functional facility, ready to welcome a new owner who wishes to pick up the legacy of a long history of success and carry it into the future.

 **3000 m²**
AREA

 **5**
BATHROOMS

 **5**
ROOMS

 **€ 5.950.000**
PRICE



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.

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