



Excellent wine estate with 2 Ha Barbera d'Asti DOCG organic vineyard and guest accommodation; 3 apartments, 5 guest rooms (total 20 guest beds), large owner apartment, 15 x 5 meter swimming pool, recently refurbished to a high standard

Near Nizza Monferrato

Floor Area: 1000 m²

Land: ~40,000 m²

Bedrooms: 9

Bathrooms: 10

Reference: **P451**

Price: **1,350,000 EURO** + 3.66% commission (incl. IVA)

Location

This very well maintained property is located at the heart of the UNESCO 'Vineyard Landscape of Piedmont' World Heritage site, in the **Barbera d'Asti DOCG** zone. The estate enjoys an extremely convenient and idyllic location, with good access and views over gently-rolling hills, less than 10 minutes from the lively wine town of **Nizza Monferrato**, which offers supermarkets, banks, schools, a hospital, various sport facilities and cultural events, and some excellent restaurants.

The larger towns of **Asti**, **Alba** and **Acqui Terme** can be reached by car in less than half an hour; the nearest motorway connection in about 15 minutes. The international airports of **Milan**, **Turin** and **Genoa**, as well as the beaches of the Riviera and some ski resorts of the Western Alps, are around 60 to 90 minutes away.

Antique farmhouse

The large, L-shaped, south-facing building has been refurbished over the past 5 years to operate as an agritourism enterprise (*agriturismo*), which is very advantageous from a tax perspective. A total of 20 guest beds are available, divided between 3 new apartments and 5 new guest rooms. The renovation, which was completed in 2015, included a new, high-quality insulated roof, and the addition of a swimming pool.

The apartments and guest rooms are currently rented either individually or to large private groups. The main house offers plenty of flexible space, and there is also a very spacious private living area for use of the proprietor (or caretaker). The house also has several storage and utility rooms, including a spacious office, a large laundry room and a pantry.

Accommodation

Apartments

In total there are 3 attractive furnished apartments, each with a bedroom, a bathroom, and a living-dining room with a kitchen area. Each apartment accommodates 4 - 6 people.

Rooms

In addition to apartments the property includes 5 double-bedded furnished guest rooms, each with a bathroom. The guest rooms can be offered as extensions to the apartments, making the location an ideal destination for larger groups.

Portico

At a right angle to the main building, the annex (once a portico) is used as a spacious reception room for guests. This versatile room has large glass doors that can be opened to the garden and courtyard in the summer. The annex also includes a guest bathroom and a storage room.

Private accommodation

The property includes spacious accommodation, separate from the rental units, for the private use of the proprietor or caretaker. On the ground floor this unit includes a large modern kitchen with access to a private terrace at the back of the house, and a beautiful

dining room with an antique vaulted ceiling, suitable for wine tastings as well as for private use. A staircase leads from the kitchen to a very large living room, a bedroom with dressing room, and a luxurious bathroom on the first floor.

Services: 6 kW of grid-tied photovoltaic solar panels, mains electricity, mains water, gas, central heating, telephone, internet

Garden and pool

A paved, private driveway leads from the small country lane to the property. An electric gate opens into the large, beautifully-landscaped garden and courtyard, with ample parking. The garden also includes a meadow interspersed with many mature trees. The 15 x 5 m swimming pool next to the house was constructed in 2015 and features a sun terrace and a shaded pergola.

A terrace with beautiful views over the vineyards extends over the entire rear of the house: it is divided into guest and non-guest areas, ensuring privacy for both.

Vineyard

The renovated vineyards extend to approximately 20,000 m², planted with BIOS-certified organic Barbera d'Asti DOCG vines to produce high-quality wines. Note that the property lies within the new **Nizza DOCG** zone, which is expected to produce the highest-quality Barbera in the future: this represents an exciting new marketing opportunity.

The current owner is also the owner of a local organic winery, which is where the estate's grapes are processed. If desired, the vendor is willing to continue this arrangement (optionally, including vineyard maintenance) with the new owners. Currently, between 11,000 and 16,000 bottles are produced annually, and sold both domestically and within other European countries.

Our personal opinion: This very high quality property, located in a prime area, is a well-organized established business, but still offers plenty of development potential - including the possibility of producing the estate's own wine label.



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 [+39 0141 856 751](tel:+390141856751)

 [+39 320 796 5992](tel:+393207965992)

email: info@piedmontproperties.co.uk