



Exquisite boutique wine estate in the top UNESCO wine area with 2.2 Ha Barbera d'Asti DOCG vineyard & organic winery; antique Piedmontese country house, completely renovated and habitable, with 2 guest apartments & fantastic views. The estate is offered for sale alone or together with P451.

NEAR Asti and Alba

Floor Area: 315 m²

Winery: 290 m²

Land: 22,000 m²

Bedrooms: 5

Bathrooms: 4

Reference: **P452**

Price: **1,900,000 EURO** + 3.66% commission (incl. IVA)

Location

On the edge of an attractive hillside village in the heart of the UNESCO-protected **Monferrato** wine region, the home of the highest-quality **Barbera** DOCG red wines, this gem of a winery enjoys magnificent views over the Western Alps. The two important wine towns of **Nizza Monferrato** and **Canelli** are only a few kilometers away, and various amenities - including a bank, grocery store, various restaurants and bars - are within walking distance.

The major towns of **Asti**, **Alba** and **Acqui Terme** can be reached by car in about 30 minutes; the nearest motorway / autostrada connection in approximately 10 minutes. The international airports of **Milan**, **Turin** and **Genoa**, as well the beaches of the **Riviera** and ski resorts in the Western Alps, are less than 90 minutes away.

The Wine Farm House

The farmhouse was completely renovated from the ground up around 10 years ago, and in 2015/2016 was further modernised and transformed into a state-of-the-art centre for winemaking and farmstay vacations. The layout of the antique country house lends itself to various flexible living arrangements: it includes two spacious guest apartments that are currently used both for private guests and for vacation rentals.

The property is habitable all year round, and in typical Piedmontese style offers comfortable living spaces and functional working areas under one roof. All the living spaces are south or east facing, while the cellars and storerooms are located towards the north-facing rear of the building.

Accommodation

Ground Floor

At the heart of the building on the ground floor are located a large rustic kitchen with a separate dining area, a living room with access to a covered terrace, a laundry room, and a guest bathroom. Also on the ground floor, and easily accessible from the kitchen, is a portico that is used as a shaded outdoor dining area during the warmer months of the year.

First Floor

The master bedroom on the first floor is equipped with a dressing room and spacious bathroom; there are also three other rooms that can be used as bedrooms.

Guest Apartment 1

Accessed via its own entrance from the courtyard, this generously-sized guest apartment is located on the first floor. It has a living-dining room with a kitchen area, one bedroom and a bathroom.

Guest Apartment 2

The second guest apartment, also located on the first floor, has its own independent entrance. It comprises a living-dining room with a kitchen area, a bedroom, a bathroom and a large covered terrace with a fantastic view.

Both apartments are fully furnished and equipped for vacation rental purposes.

Services: Heating, water, electricity, waste water, telephone, internet

Winery

The modern winery to the rear of the house is equipped with modern stainless steel wine vats: the entire wine production process, including bottling and labelling, is carried out on-site, and cartons of finished wine are stored in an adjacent storeroom. Wines are also aged in wooden barriques within the beautiful antique cellars below the winery. Currently, wine production is supervised by an experienced oenologist, who also performs some of the work required in the vineyard - an arrangement can be easily be continued by a new owner.

The winery exclusively produces red Barbera DOCG wines, using only organically-treated grapes from the property's own vineyards together with those harvested from its sister property P451. These wines have already received a series of awards, and are mainly marketed internationally.

Outdoor Area & Vineyards

An electrically-powered gate leads from the road into the courtyard, which is paved with natural stone and surrounds the house on three sides, bordered with flower beds; there is also a well-kept organic vegetable garden between the house and the road.

The vineyards, carefully cultivated according to organic principles, are adjacent to the courtyard area. 2.2 Hectares of vineyards are planted with Barbera d'Asti DOCG vines, and the organic grapes are used to produce exclusive Barbera wines in the winery.

Outbuildings

There are two outbuildings beside the house are two annexes - a larger one for storing vineyard machinery, and a smaller one that houses a bread oven. Beyond the smaller outbuilding there is an area with a magnificent view towards the Western Alps that would be ideal for a swimming pool.

Our personal opinion: A small boutique winery like this, in such an excellent location and in such a perfect condition, is a rare find. It is offered for sale together with P451, but can also be purchased separately.



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