



Elegant winery in a top UNESCO location with its own vineyards; fantastic secluded location and an established organic wine label; large country house with swimming pool, 3 separate residential units and first-class rental potential

Near Nizza Monferrato

Reference: P522

Land: 7.2 Ha including 22,000 m² vineyard

Floor area: 770 m²

Bedrooms: 10

Bathrooms: 7

Winery

Swimming Pool

€ 1 650 000 +3.66% Commission (inc. VAT)

This well-tended winery is located in the heart of the **Monferrato** region of the "Vineyard Landscape of Piedmont" UNESCO zone, the home of **Barbera DOCG** red wines. It enjoys a gentle hillside location with very good access and a beautiful, unobstructed view.

The very lively wine town of **Nizza Monferrato** can be reached in 10 minutes - here there are supermarkets, banks, schools, a hospital, various sports facilities, excellent restaurants, a colorful weekly market, and many events throughout the year.

The larger towns of **Asti, Alba** and **Acqui Terme** can be reached by car in around 20 minutes - the closest motorway connection in about 10 minutes. The international airports of **Milan, Turin** and **Genoa** are 60 to 90 minutes away, the beaches of the Riviera and the ski areas in the Western Alps about an hour.

Main House

The elegant country house, dating from the 18th century, includes two separate residential units, a winery, a warehouse and a large wine tasting room. The grounds and vineyards surrounding the main house include a detached gatehouse that has been converted into a vacation rental unit.

Accommodation

Unit 1

The elegant country house is divided into two residential units, which can be combined or used independently, as required. Unit 1 includes an entrance hall, a large eat-in kitchen, a large living room with an open fireplace, a study and a guest WC on the ground floor.

On the first floor there are 4 large, sunny bedrooms, a dressing room and 3 bathrooms.

Unit 2

The second unit was extensively renovated a few years ago - it has its own entrance, and is located on the first floor with access to the garden and pool. It includes a large living-dining room with a gallery, a modern kitchen area, 3 double bedrooms and 2 bathrooms. A staircase leads from the gallery to the tower terrace, from which one can enjoy fantastic views of the estate and the landscape beyond.

Services: mains water and electricity, central heating, solar system, WiFi internet

Gatehouse / Guest House**Accommodation**

Ground floor

The entrance leads into a cozy eat-in kitchen with access to the garden. There are also 3 more rooms on the ground floor, currently used as storage rooms and a garage, that can be expanded further.

First floor

Here there are 3 double bedrooms and a bathroom, plus the former hayloft, which offers development potential.

Services: mains water and electricity, central heating, WiFi internet

Winery

There is a modern winery at the rear of the house. Until recently, the estate's own grapes were pressed and processed here to make very high-quality organic wines. The capacity of the winery is currently about 40,000 bottles per annum, but this can be expanded.

Adjacent to the winery there is a tasting / presentation room, plus a large storage room where the estate's wines were stored and matured in barriques.

A large portico in front of the cellar offers space for several vehicles.

The Wines

The current owner has produced around 24,000 bottles of very high-quality organic wines per year: most of the production was exported, but partly it was sold directly from the estate. The wine branding is well-established, and the wines have received numerous international prizes and awards. If required, the branding can be continued by the new owner. Wine sales are still active, and can be taken over by the new owner.

Garden

The winery is located on a quiet country road: from there, a wrought-iron automatic gate leads via a driveway into the courtyard of the property. There is enough parking space for several vehicles.

The very well-kept, park-like garden is located on two sides of the main house. Two 300 year old plane trees give the garden its elegant character.

On the south side of the main house there is a large pool with a sun terrace, surrounded by a well-tended lawn, flowering shrubs and trees that provide welcome shade.

Vineyard & Grounds

The grounds cover a total of around 7.2 hectares, of which 2.5 hectares are currently planted with vines in production. The varieties are mainly **Barbera d'Asti DOCG**, plus **Monferrato Merlot DOC** and **Monferrato Sauvignon Blanc** - additionally, 4 hectares have been prepared for a new planting, and the necessary planting permits have been granted.

The vineyards are currently rented out on a short-term contract to a family of winemakers from the neighborhood.

Our personal opinion: this beautiful winery has excellent potential - the infrastructure and permits are all in place, so that a new owner can quickly restart the operation. Of the three existing, separate residential units, two can easily be used for vacation rentals.