



For Sale: Vineyard property in a panoramic location in the UNESCO wine region, approx. 2 Ha well-kept Barbera d'Asti DOC vineyards, farmhouse with 7 bedrooms

*Near Nizza Monferrato*

Reference: P552

Land: ~ 3 Ha

Floorspace: ~ 550 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 3.5

**€ 790 000** +3.66% Commission (inc. VAT)

This small vineyard property is located on a sunny ridge with fantastic panoramic views, close to the market town of **Nizza Monferrato**. Reached in only 5 minutes by car, Nizza offers all the facilities needed for day-to-day living.

The distance to the larger towns of **Asti**, **Alba** and **Acqui Terme** is around 25 km, the international airports of **Milan**, **Turin** and **Genoa** can all be reached within 90 minutes, while the beaches of the Italian Riviera and the ski resorts of the western Alps are a day trip away.

### Residences

The large, elongated building, built at the end of the 19th century, faces south-east and was originally split into two separate properties. It comprises the renovated main house and an attached, partly-renovated, smaller second house. The composite building, now a single property, enjoys beautiful views towards the south-east and towards the Swiss Alps in the north.

#### The Main House

##### Ground Floor

The ground floor features a spacious entrance hall, a large, cozy kitchen with a breakfast area, a dining room, a living room with a wood burner, a large utility room, and a guest WC.

A *portico* (covered terrace) runs the full length of the main house: from here you can enjoy the fantastic views over the vineyards of the Monferrato to the peaks of the Swiss Alps. A door leads from the portico into the kitchen.

##### First Floor

Two flights of stairs lead to the first floor, home to 5 large sunny bedrooms and 2 modern bathrooms.

##### Second Floor

The attic space is partially developed - here there are 2 more rooms, plus an area that offers further expansion potential.

##### Outbuilding

Attached to the side of the main house, a large outbuilding/garage can accommodate all the machinery required for tending the vineyards.

## The Second House

The second house is only partly renovated, and is ideal for further development. It could easily be expanded into a single independent unit, or into two separate apartments - either option would be highly suitable for the vacation rental market.

### Ground Floor

The two large rooms on the ground floor are in need of renovation. In addition there is a beautiful antique wine cellar and a large garage / storage room.

### First Floor

The first floor includes two bedrooms, a bathroom, a kitchen and a living room.

*Services:* mains water, mains electricity, central heating installed but not connected, pellet boiler, additional pellet stove, solar panels.

## Grounds

The property is located on very quiet country lane with little traffic, and is fenced in on the street side. There are two entrance gates, one for each house. In front and to the side of the main house is a large courtyard and a well-kept garden with lawns, mature trees, a *boccia* alley, and an orchard with various fruit trees. There is enough space for a swimming pool.

## Vineyard

The house and the garden are surrounded on three sides by well-tended vineyards that are planted with the red grape variety **Barbera d'Asti** DOC. The harvest is currently sold in the generic grape market, but could also, if desired, be processed by a local trusted winemaker into a high-quality wine under the owner's own brand.

*Our personal opinion: a true gem, located in a highly sought-after wine zone, that has huge potential for further development.*

URL: [https://www.piedmont-properties.com/property\\_552.htm](https://www.piedmont-properties.com/property_552.htm)