



For Sale: 5.6 Ha estate with ca. 3 Ha of vineyards; renovated antique country house with a spacious living area on the first floor, 3 guest rooms with private bathrooms on the ground floor plus 2 small holiday apartments; swimming pool; secluded location with a beautiful view, close to town

Near Nizza Monferrato

Reference: **P558**

Land: 5.6 Ha
Vineyard: 3 Ha
Floorspace: 450 m²
Bedrooms: 7
Bathrooms: 7

€ 1 100 000 +3.66% Commission (inc. VAT)

This attractive vineyard property occupies a quiet secluded hillside location with wonderful panoramic views over the Monferrato wine hills to the Swiss Alps beyond. The nearby village features basic facilities, while the wine town of **Nizza Monferrato**, easily reached in 10 minutes by car, offers all the modern conveniences necessary for day-to-day life.

The distance to the larger towns of **Asti, Alba** and **Acqui Terme**, as well the nearest autostrada / motorway, is around 20 km. The international airports of **Milan, Turin** and **Genoa** can be reached in 60 to 90 minutes; the beaches of the Riviera and the ski resorts in the Western Alps are a day trip away.

House

Access to the property is good: the approaching country lane ends at an automatic gate that leads into the paved courtyard, which includes parking for several vehicles plus a few large trees that provide welcome shade.

The antique farmhouse, renovated and well-maintained by the current owners over the past few years, is in an excellent condition.

Accommodation

Ground Floor & Guest Area

The main entrance leads into a spacious reception room and a 56 m² living/dining room with an antique vaulted brick ceiling and an open fireplace, plus a small open kitchen to one side. Adjacent to the living/dining room are three double bedrooms, each with its own bathroom, which have been used as B&B guest rooms in the past.

Also on the ground floor is one of the two holiday apartments, which includes a living/dining room with a kitchenette and access to a terrace, a bedroom and a bathroom. The two guest rooms can be rented out together with the holiday apartment, so the holiday apartment can optionally include four bedrooms and four bathrooms.

An L-shaped covered terrace/portico in the entrance area in front of the house offers an outdoor seating and dining area, with easy access to the kitchen, that is very popular in the summer months.

First Floor

A staircase leads from the ground floor to the proprietor's accommodation on the first floor. This includes two double bedrooms, two bathrooms, a large kitchen with an exit to a long balcony plus a pantry, a very spacious living room with an open fireplace and gallery, a separate dining room, another room that is used as an office, a utility room, and large terrace with a magnificent view.

The second holiday apartment, also on the first floor, has its own entrance from the courtyard and a small outside seating area. It features a living/dining room with a kitchen area, a double bedroom and a bathroom.

Garages & Storage Rooms

To the rear of the building on the ground floor, with access from the courtyard, are three large storage rooms/garages. Wine is stored here prior to sale, and there is plenty of space for vineyard equipment etc. The boiler room, housing the pellet-fired central heating system, is also located here, together with a small workshop, also accessible from the courtyard.

Services: mains water and electricity; internet, pellet and gas central heating

Garden & Swimming Pool

The garden surrounding the courtyard is easy to maintain and well-stocked with flowering bushes and trees. Adjacent the outdoor seating area in the *portico* (roofed terrace) is a brick-built grill.

Close to the entrance gate, and separated from the courtyard by a low wall, the sun terrace surrounding the 12 x 5 m swimming pool offers a wonderful view over the surrounding countryside. The roofed bar beside the pool is at water level - making it a wonderful place to relax and celebrate.

Vineyard & Grounds

About 3 Ha of the 5.6 Ha grounds are vineyards. 1 Ha is currently planted with **Moscato** grapes and is in production: this vineyard is currently leased to a neighbour. 1 Ha was planted with **Nebbiolo** grapes in 2022, and will go into production in 2025. 1 Ha was previously a **Barbera d'Asti** vineyard, and is now awaiting replanting: the new owner can choose from a wide range of grape varieties.

The remaining grounds are meadows and forest which are only sporadically maintained.

Wine

The current owners had the grapes vinified by an experienced local winemaker, and have marketed and sold the wines under their own label. This arrangement can be continued by a new owner; the vendor will be happy to pass on all the relevant contacts to the buyer. Alternatively, the new owner could outsource the vineyard maintenance, and simply sell the grapes.

Our personal opinion: with a manageable size and first-class rental potential, this is the ideal place to realise your dream of owning your own vineyard and making your own wine. If required, the new owner can seamlessly continue with a tried and tested blueprint for success.

URL: https://www.piedmont-properties.com/property_558.htm