

## Successful and established business for sale in Piemonte, Italy.- Monferrato Hills

**Reference: 6675 - Price: €1,490,000.**

Property categories : [Business for sale](#) : [Business potential](#) : [Farmhouse and country house](#) : [Historic](#) : [Vineyard](#)



A very interesting business opportunity - this established successful agriturismo business is in a prime location perfect to attract the increasing tourists who enjoy the many delights of Monferrato and the surrounding areas.

**Area:** Asti

**Parking:** Yes and garages

**Building type:** Detached **Services:** All services connected & central heating system

**Property size:** 1250 sqm **Condition:** Perfect

**Land size:** 60000 sqm

### **Location**

This established Agriturismo business is situated in a truly panoramic position within Monferrato. Located in a hill top position with commanding 360 degree views of the surrounding vineyards, hill top villages and Italian Alp Mountain range. Milan, Turin, the Italian Lakes, Ligurian Riviera, Alpine ski resorts and Cote d' Azur are all close by.

## **Property Description**

A truly exciting business opportunity - a successful established business ready to take over in its existing form with huge potential over time to develop and adapt as you wish.

The property must be seen to be appreciated and to experience the environment the current owners have created for their guests. It's no surprise that this business is very proud of the number of clients that return year after year to taste and buy the home produced wines, fruit preserves, conserves and hazelnuts delights from the surrounding land.

The original building dates back to the 1700 century and has over the years been restored and improved with a major restoration taking place in 2002. The property currently operates as a successful business with restaurant, guest rooms with swimming pool, three spacious owners accommodations, vineyard in production, fully equipped wine cantina, Hazelnut Grove and Fruit Orchard.

### **Hazelnut Groves**

Hazelnut Grove (45,000sqm ). Currently producing quality organic hazelnuts. The hazelnuts are currently sold and some of them used to produce home made quality chocolate delights which are available for guests to purchase.

### **Vineyard,**

Vineyard. 10,000 sqm of Barbera d' Asti DOCG and Grignolino d ' Asti DOCG in 'production'. The vines are approx 35 years old and in an optimum south west position and currently producing 5000 bottles of wine each year.

In respect of the sale of the wine, some is exported and some is available for guests to purchase.

### **Fruit Orchard and Vegetable Gardens - 10,000sqm**

Vast selection of fruit trees including cherries, figs, apples, pears, almonds, yellow and violet plums, peaches, apricots, kaki, quinces, mulberries. There are around 50 trees in total. The fruit is used to make home made produce of jams, preserves, conserves and desserts sold at the agriturismo

### **Restaurant**

The restaurant has an excellent reputation and has been in existence since 1986.

Capacity to seat 60 persons. The restaurant is suitable for functions such as weddings, business conferences etc, guest dining and the general restaurant business. There is also a large outdoor pergola - perfect for alfresco dining and BBQs during the summer months.

Attractive archways and original cotto walkways lead to the:

## **Guest rooms**

The property has 11 ensuite guest rooms all very well appointed and can be proud of its repeat guests that return for their vacations. The business is currently collaboration with travel agencies in Belgium, Germany, Holland, Denmark Sweden and Norway. Guest activity normally commences at Easter and is consistent through to November/December each year.

## **Breakfast dining room**

Spacious room with panoramic windows overlooking the wonderful landscape. This room boasts a feature fireplace and tall ceilings - a truly delightful area for guests to enjoy breakfast and browse the home made fruit preserves, conserves and hazelnut products all available for sale and made from produce of the land.

## **Swimming Pool Area**

Nestling between the fruit orchards, hazelnuts and vineyards and enjoying the most panoramic views you find the Swimming Pool 8 x 4 m with a surrounding terraced area for sunbathing.

There are three owner accommodations within the property they are all spacious and in good order and within the main building.

### **Accommodation 1 - Ground Floor**

Open plan living and kitchen area.

1 bedroom.

Bathroom.

Features include high vaulted ceilings

### **Accommodation 2 - First floor**

Open Plan living and kitchen area.

2 bedrooms.

Bathroom.

### **Accommodation 3 - Mansarda/Loft area**

Spacious apartment which has recently been fully restored to a very high standard and features include quality oak wooden floors throughout and high wooden beamed ceilings. The style of this accommodation respects the character of the original old building combined with a contemporary style - this has created a very charming and welcoming accommodation.

Open plan kitchen/living room.

Master Bedroom.

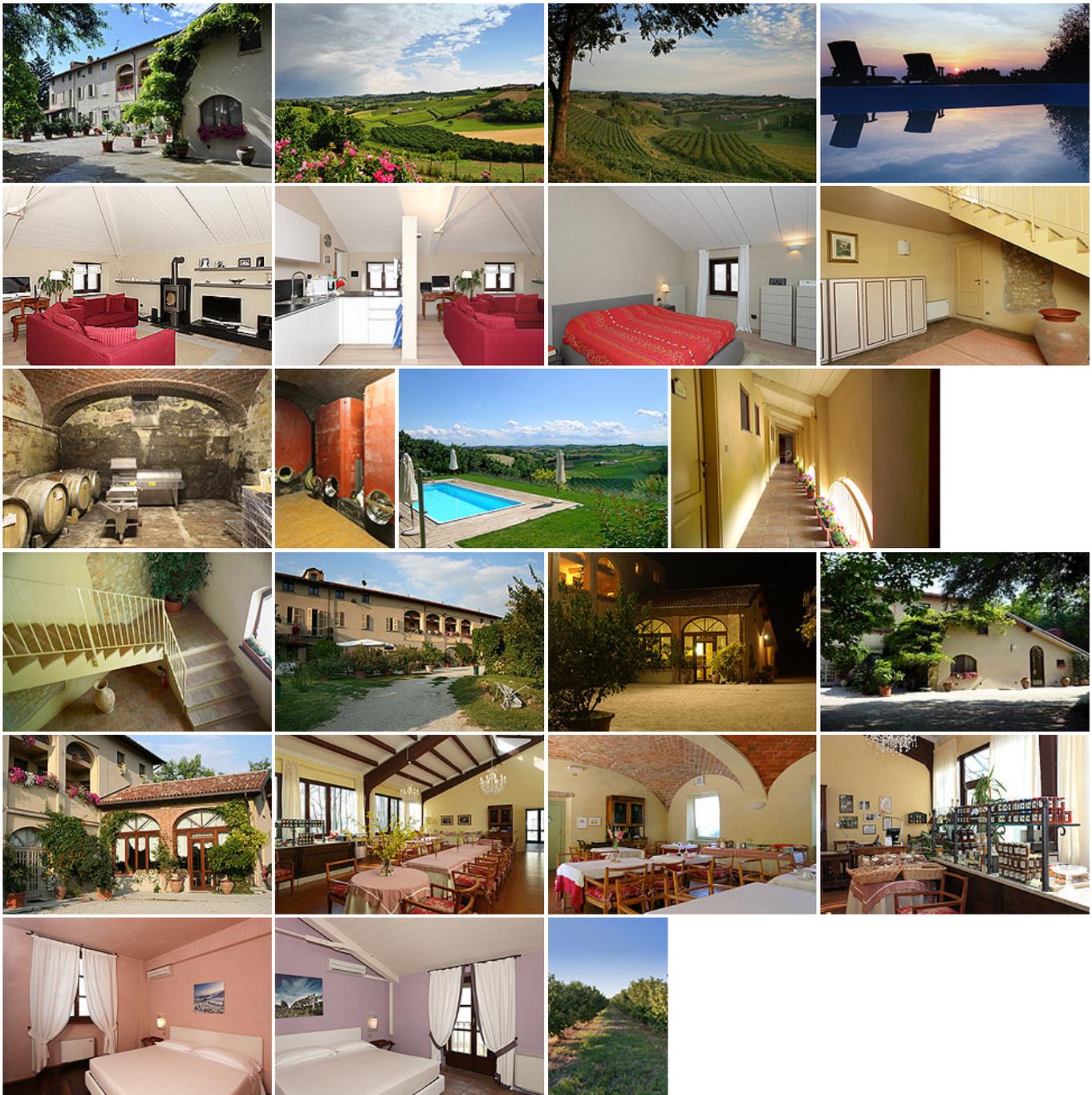
Bedroom 2.

Spacious bathroom with shower.

**Heating System** An ecological heating system operating with hazelnut shells or olive pulp, the system heats all the accommodations and effectively keeps heating/energy costs of this business activity very low.

**Garages and store room areas**

## Property photos



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