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Country Estate with Barbera d'Asti DOCG and Moscato DOCG vineyards- Monferrato Hills
Reference: 6759 - Price: €1,295,000.

Property categories : [Business for sale](#) : [Business potential](#) : [Farmhouse and country house](#) : [Luxury property](#) : [Needs restoration](#) : [Ready to move into](#) : [Vineyard](#)



Country estate currently used as family home and bespoke guest accommodations, suitable to continue use and develop further as a business or simply adapted for private accommodation. A great opportunity for a large group of friends or family to purchase together. Negotiable...

Area: Asti

Building type: Detached country estate

Property size: 800 sqm

Land size: 70000 sqm

Parking: Yes

Services: All services connected and central heating system

Condition: Perfectly restored

Location

Luxury home with guest accommodations and vineyard situated in a south facing panoramic location with views over the countryside and vineyards. Located in a tranquil private position yet just 1 km to a picturesque village that boasts an excellent infrastructure with general store, restaurants, bar, etc. The larger towns of Nizza Monferrato, Acqui Terme, Asti and Alba are just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

Property Description

This vast country estate dating back more than three centuries has been carefully and lovingly restored to the highest standards and currently offers a spacious family home, a two storey cottage and bespoke boutique style, luxurious bed and breakfast suites.

The restoration process has paid particular attention to preserve the character of the original properties combined with a delightful contemporary style .

The estate boasts ultra modern comforts throughout and is maintained to a very high standard.

The property is accessed by its own private driveway.

Some of the original features throughout the property include:

Vaulted ceilings, exposed brick walls and wood beamed ceilings.

The estate currently provides spacious and luxurious accommodations throughout.

Owners family home

Ground Floor

Wonderful spacious living room, dining area/play room and kitchen.

Living area - Delightful light and sunny room featuring French doors which open to a private terrace/patio area

Contemporary style quality fully fitted kitchen with ample storage

Dining Room/Play room

Luxury bathroom with shower

Staircase leads to the first floor:

First Floor

Master Bedroom - spacious room overlooking the front of the estate

Luxury bathroom 2with bath

Bedroom 2 with oak floor

Bedroom 3

On this floor its also possible to access a large space of approx. 35 Sqm which could easily become additional liveable space to suit the new owners requirements

All the rooms are large, bright and sunny - the property has been restored with great care and only the best materials.

This part of the accommodation has underfloor central heating.

Guest B & B Suites

Stunning spacious entrance/reception and bar area, the glass entrance provides a luminous, chic area with brick exposed walls and

a vaulted ceiling.

Guest Library/Living room with vaulted ceiling

Guest Dining/Living room

Professional stainless steel kitchen

Toilet and utility room

Grand spacious marble staircase with high wooden beamed ceiling leads to the first floor guest suites:

There are 4 luxury guest suites and ensuite bathrooms

All are spacious with high wooden ceilings; most with large French windows that have immediate access onto the balconies.

The guest suites have solid teak wooden flooring .

Each suite bathroom boasts natural Italian limestone and velvet black slate, highest quality chrome fittings including overhead rain showers, baths and sculpted limestone basins.

This entrance to the guest suites has immediate access to the most beautiful covered portico area used as a luxury 'summer lounge' and perfect for alfresco dining or the traditional Italian aperitivo

Guest cottage

The guest cottage has been sympathetically restored around original features and provides spacious accommodation over two floors

Ground floor

Living room

Toilet

Arched entrance to spacious fully fitted quality kitchen

First floor

Two bedrooms, each with recess walk in wardrobe space.

Bathroom with shower and bath.

The cottage features some original floors.

Courtyard area and Grounds

The land surrounding the estate totals 70000sqm of grounds which consist of garden areas, meadow land, woods and the DOCG vineyards.

Throughout the estate there are many fruit trees including Wild Cherry, Walnut, Plum and Elderberry.

The property enjoys many terraced areas perfect to enjoy or hide from the sun depending on the season and delightful pergola areas.

Swimming Pool

Large 5.5 x 12m swimming pool in a sunny panoramic location.

Around the pool is a decked area in wood , its location is in a tranquil position within the property grounds, perfect for long lazy days by the pool or summer parties.

Vineyard

Situated in the grounds surrounding the property is land planted with the following vines:

9300 Sqm Barbera d'Asti DOCG

7200 Sqm Moscato DOCG

The property benefits from a natural water well

The following items are included within the purchase -

Agricultural machinery

Professional kitchen

Complete quality furnishings for the B & B rooms

