

Business for sale in Piemonte- Monferrato Hills

Reference: 6780 - Price: €625,000.

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



Charming Italian farmhouse currently run as a holiday rental business with great potential to expand.

Area: Asti

Bathrooms: 9

Building type: Detached country farmhouse **Parking:** Parking space within grounds

Property size: 635 sqm

Condition: Good condition

Land size: 105000 sqm

Floors: 4

Bedrooms: 12

Location

This traditional Italian Cascina is located in a south facing position with panoramic views of both Asti and the mountains. The property is set back about 50 metres from the main road and is situated within 10.5 ha of protective park land. This established Agriturismo business is situated in a truly panoramic position within the Monferatto hills.

Milan, Turin, the Italian Lakes, Ligurian Riviera, Alpine ski resorts and Cote d'Azur are all close by.

Property Description

Owners Wing (Residence) 280 sq.m

Ground Floor

Main dining room

Kitchen and living area with fireplace

Main Bathroom

Entrance hallways.

First Floor

Master Bedroom with two rooms and bathroom

4 additional bedrooms

Basement

Cantina equipped with some tanks, press and crusher. Small storage cantina with pump pressure tank from wells.

Heater room with diesel furnace (Viesman).

Stairway access from rear hallway plus tunnel from cantina to tractor garage/workshop

Attic

138 sq.m, accessible by separate stair, with observation tower.

Guest Wing (Accommodation) 385 sq.m

Ground Floor

Main guest living area with wood stove

Toilet

Laundry room

One bedroom apartment with two entrances, living area/kitchen bathroom and bedroom.

Two bedroom apartment with two entrances, living area/kitchen, bathroom and two bedrooms.

First Floor

Balcony landing with DSL connection.â€”Boiler and heater room, new (2013) Baxi GPL heater and 300 litre boiler.

4 B&B rooms each with private bathroom and balcony.

Attic 180 sq.m

Accessible by separate staircase

General features

2 telephone cables (DSL and ADSL)â€”

Outdoor buried GPL and diesel tanks.â€”

Asti city waterâ€”

2 separate heating systems

3 KW Solar panel connected to grid.â€”

Covered carport.â€”

2 tractors

Garages and workshop.

There is a cantina (60 sq.m) in the cellar with wine-making equipment suitable for small production and connected by a tunnel to the tractor garage below the house.

Land

The land consists of 5 ha of woodland, 1 ha of old vines (Barbera and Bonarda) and another 1.2 ha which is being planted with new vines. An additional 1.5 ha has been planted under a Regione incentive. The remaining land consists of meadowlands, large vegetable garden and around 5 ha of woodland â€”a good firewood source.

The old vineyard, around 1 ha of Bonarda and Barbera vines, (approx 50 years old) has been biological since 2002.

The new vineyard consists of â€” 0.8 ha of Uvalina vines planted in 2012. A further 0.4 ha are in the process of being planted.

The old orchard has around 40 apricot treesâ€”

The new orchard was planted in 2011 under a Regione Piemonte incentive with 50 native Piedmontese apple, peach, and cherry trees.â€”

The large vegetable garden (80 x 40 sq.m) has very rich soil with polytunnel and compost binsâ€”.

There is also a large field suitable for grain cultivation (80 x 50 sq.m)

â€”

Property photos



PiedmontProperty.com - client.info@piedmontproperty.com - Tel: 0039 0173 529277 / 0039 3337464121