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**Luxury Equestrian Property for sale in Piemonte Italy- Near Canelli, Nizza Monferrato, Asti, Alba and Acqui Terme**

**Reference: 8037 - Price: €1,400,000.**

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



Interesting Country estate currently used as luxury home with stables. Perfect to continue to use in this way or to develop further as a business activity. A great opportunity for clients interested in an equestrian business venture.

**Area:** Asti

**Parking:** Yes

**Building type:** Detached **Services:** All Services connected

**Land size:** 80000 sqm **Condition:** Perfectly Restored

## **Location**

Prestigious country estate with vineyards and stables situated in a south facing panoramic location with views over the surrounding countryside and vineyards. Located in a tranquil private position with neighbouring houses visible in the distance. The important towns of Alba , Asti, Acqui Terme and Nizza Monferrato are just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resort are all close by.

## Property Description

This ancient property dating back to 1906 has been carefully and lovingly restored to the highest standards and provides quality accommodation within its own country estate including a further detached property, swimming pool, stables and Barbera & Moscato vineyards.

The restoration process has paid particular attention to preserve original features and has used high quality local materials

The property is accessed by its own private gated driveway.

Some of the original features throughout the property include:

Brick vaulted ceilings, exposed stone walls, original fireplaces, wood beamed ceilings, wine cantina and stunning hayloft area.

### Main Residence

#### *Ground Floor*

Spacious living room, dining room and kitchen with high brick vaulted ceilings.

*Living area* - Delightful light and sunny room.

*Dining Room* - Spacious area with a subtle divide between the dining room and kitchen.

*Kitchen* Quality well equipped kitchen, its location adjacent to the dining area makes it perfect for entertaining whilst cooking.

*Store room, Utility/Laundry room, Toilet*

A Lucerna stone staircase leads to the first floor:

### First Floor

Spacious landing area

4 Bedrooms

Luxury bathroom with jacuzzi bath

Further bathroom

Further staircase to

## **Second floor**

Where you find a large mansarda/loft area suitable to create further living accommodation should it be required

All the rooms are large, bright and sunny - the property has been restored with great care, using only the best materials and is in excellent condition throughout.

## **Guest Area**

With independent access and could also connect to the main home

Kitchen /Living area

Bathroom with shower

Bedroom with brick vaulted ceiling

The guest area has cotto floor tiles throughout

Connecting to the main house is the most beautiful hayloft/barn area.

On the ground floor there is a large open area with brick vaulted ceiling and pizza oven/summer kitchen area, this area is currently used as a spacious outside lounge area for the summer months

On the first floor again a large area with high wooden ceiling to simply develop as one requires.

This area is around 250/300 m2 , suitable to create a further house, guest accommodations a B & B, a conference centre, whatever your idea.....

Within the property is the most beautiful **cantina** characteristic of the local area with arched exposed brick , a perfect area for storing the prestigious wines of area and indeed also a great area for entertaining.

## **Courtyard area and Grounds**

The estate totals 80,000 m2 of grounds which consist of professionally designed gardens with many mature plants, shrubs and trees, meadowland, vineyards, a vegetable garden and a fruit orchard with around 60 apple trees and peach trees

## **Swimming Pool**

Large Sfiore effect swimming pool 14x6 in a sunny panoramic location surrounded by meadowland and overlooking the vineyards.

## **Vineyard**

Situated within the grounds are the following vineyards -

Moscato - 6500 m2

Barbera d' Asti - 20800 m2

### **Stables**

Horse stables with 8 fireproof box stalls made in pine and galvanised black coated metal. The boxes have troughs with running water and another for food. They each measure 16 m2 (about 170 sqft)

There are two paddocks used as pasture and one prepared for horse training. There's also a field used for the production of hay.

The property benefits from an irrigation watering system, a security alarm system and gas central heating.

Within the grounds is a further spacious detached house of more modern construction consisting of 2 bathrooms, 3 bedrooms, - large open space and utility room. This house could be suitable for staff, or for vacation rental.

# Property photos



