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**Wine Estate with Piemontese farmhouse, Italian Villa ,Olive Grove and Moscato Vineyards for sale in- Near Canelli, Nizza Monferrato, Asti & Alba**

**Reference: 8188 - Price: €580,000.**

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



Excellent Price , Wine Estate, a very Interesting opportunity,... immediately habitable house ready to move into whilst you design the restoration of the most beautiful character Langhe stone farmhouse.and an Olive Grove too!

**Area:** Cuneo:Langhe

**Building type:**

Detached

**Land size:** 60000 sqm

**Parking:** Yes

**Services:** All services connected

**Condition:** Ready to move into

## Location

Beautiful country estate situated in a south facing panoramic location surrounded by its own land and Olive Trees enjoying far reaching views of the vineyards and medieval hill top villages. The property is located in a tranquil private position with a neighbouring house visible in the distance. The nearby town boasts an excellent infrastructure. Alba, Asti and Acqui Terme are just a short drive away. Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resorts are all close by.

## Property Description

This Country Estate is found in the heart of the famous Moscato vineyards - comprising of a very large characteristic farmhouse for restoration, an immediately habitable home situated within its own land and Olive Grove.

### *Farmhouse for restoration*

Untouched... full of its original character including original floors, fireplaces and vaulted ceilings..... Constructed in Langhe stone with attractive arches, this very large country house is a delightful blank canvas for one to design and restore to their personal tastes.

### *Italian Villa*

Comfortable ready to move into accommodation comprising of the following -

Entrance hall

3 Spacious Bedrooms

Kitchen / living area

Terrace

### *Grounds and Vineyards*

The Estate has around 60,000 sqm of land

37000 sqm of Moscato Vineyard

2800 sqm of Cortese Vineyard

500 sqm of Dolcetto d'Alba Vineyard

70 Olive Trees with the future possibility to produce around 2500 kg of olives

The remainder land is meadow land and woodland

The garden areas around the house include a selection of mature plants, shrubs and fruit trees.

There is a garage and a number of storerooms which could be developed as one requires.

Natural water well.

## Property photos



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