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Country Estate and Vineyard for sale in Piemonte- Monferrato & Langhe Hills

Reference: 8211 - Price: €990,000.

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

This Country Estate includes the most beautiful carefully restored Langhe Stone farmhouse, Vineyard, Swimming pool and a further building.

Perfect to develop the business activity of your choice all within your own private estate extending to 4.2 hectares of nature paradise.

Early Viewing Recommended

Area: Asti

Building type:

Detached

Land size: 42000 sqm

Parking: Yes

Services: All services connected, central heating and photovoltaico system

Condition: Restored

Location

Prestigious country estate and vineyard situated in a south facing panoramic location with the most beautiful views over the piemontese countryside and vineyards. Located in a tranquil private position. The property is approached by a small asphalt road and has its own private gated entrance

Close to a small towns that boast an excellent infrastructure with general store, restaurants, bars delicatessen, etc The larger towns of Alba ,Acqui Terme , Canelli and Santo Stefano Belbo are just a short drive away.

Milan, Turin, the Italian Riviera, Italian Lakes and Alpine ski resort are all close by.

Property Description

This Country Estate enjoys the most stunning location!

Hidden in a private and tranquil location yet perfectly located to enjoy charming small villages and the important towns of Alba, Canelli , Santo Stefano Belbo and Acqui Terme.

This is a perfect , exciting opportunity for those seeking a business venture in the prestigious Langhe and Monferrato UNESCO area

The spacious accommodation is completely flexible to simply adapt to your own personal business idea, the possibilities really are vast !

Some examples could be -

Rent the Location for events

Cookery school

Conference centre / Management centre

Meditation / Yoga Retreat

Traditional Italian Agriturismo

Family home and Self catering Guest Apartments

Bespoke Hotel

A Bed and Breakfast

and many more!

Located in a dominant and panoramic position within its own private estate

The old stone farmhouse dates back to 18th century and has been carefully and lovingly restored with great attention to maintain the original character of the ancient house.

The ground floor of the main house offers a truly interesting space, an open plan living space with just subtle divides between the many rooms/areas, this floor oozes character with exposed stone walls with arched openings yet is very luminous with many French doors opening to the gardens and grounds on each side of the house.

Leading from the living rooms is a large covered terrace area, a summer lounge area perfect to enjoy the Italian outdoor lifestyle for alfresco living and dining.

The additional floors offer also very interesting space, currently there are 17 bedrooms and bathrooms each with their own individual unique style.

Previously the house has been divided into 5 spacious apartments and can be very simply be adapted again in this way if preferred.

Second Building

Within the grounds is a further more recently constructed building situated adjacent to the main stone farmhouse and swimming pool area.

This building provides space over three floors-

At terrace level it provides a very interesting space with great potential for events, with ample space for event dining close to the swimming pool area in the most stunning location enjoying the mountain and vineyard views.

The lower ground floor provides useful storage space.

The two further floors are perfect for events, conferencing, classes, seminars, a professional kitchen etc. there really are no limitations to the potential of this place.

Swimming Pool Area

A large 12x6 well maintained Swimming Pool with ample surrounding terrace area for relaxing in the Italian sunshine. The pool is perfectly located within the estate to enjoy the stunning landscape that surrounds.

Parking

Situated away from the main farmhouse and immediate grounds with a delightful stone pathway that meanders through the estate, past the swimming pool to access the restored farmhouse.

Gardens

The estate extends to 4,2 hectare including beautiful well maintained garden areas close to the farmhouse which boast a delightful selection of established plants and shrubs including Oleander, Wisteria, an ancient Olive tree and variety of fruit trees.

There are many areas within the grounds to hide from or enjoy the sunshine depending on the season.

Vineyard

The property owns its own DOCG Dolcetto Vineyard with the exciting opportunity to offer your guests your own label wine!

Services and utilities

The property has mains city water, electricity, an underground LPG tank for the heating system, three septic tanks, landline telephone, wi-fi internet, and a photovoltaic system, installed in 2010, with annual production of about 13,000 kw

Early viewing recommended for those seeking an exciting versatile business opportunity in the most stunning location !

Property photos











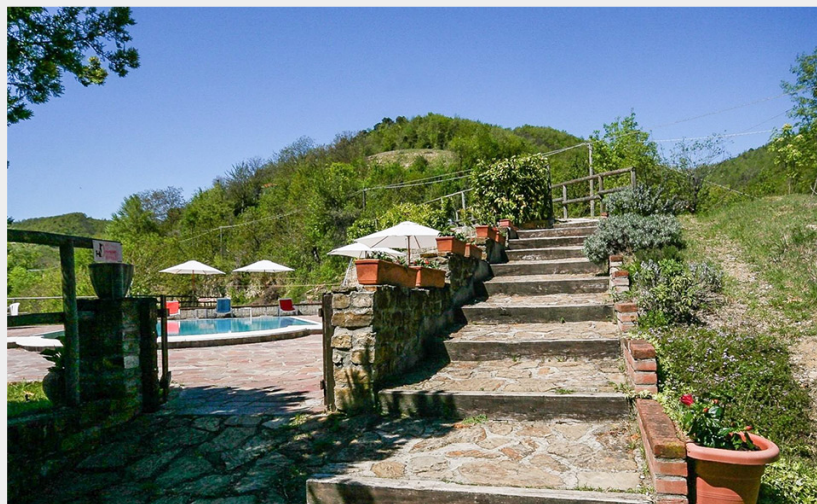























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