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**Wine Estate For Sale in the Langhe Piemonte Italy- Langhe Hills**

Reference: 8250 - Price: €2,700,000.

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

**Area:** Cuneo: Langhe

**Building type:**

Detached

**Land size:** 210000 sqm

**Parking:** Yes and Garages

**Services:** All services connected

**Condition:** Ready to move into

### Location

Delightful country estate 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 followed by it's own private driveway

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

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

### Property Description

In the heart of the Langhe Hills minutes from Alba and the Belbo Wine Valley enjoying the most beautiful vineyard and countryside views and surrounded by its own country estate and precious vineyards.

This beautiful restored stone property comprises a four fully restored spacious accommodations, intended for use as a guest accommodations and a further large interesting stone property requiring restoration allowing one to create further habitable space and develop the activity to suit their needs.

The property has been recently restored , maintaining the original features of the old buildings, such as the exposed brick vaulted ceilings, it has a 15kw photovoltaico system that guarantees its future energy efficiency .

The restored property has four spacious accomodations, the many features include , exposed brick vaulted ceilings , high exposed wood ceilings , luserna stone

All are very spacious and provide high quality very welcoming accomodation

They are currently heated with wood burning's stoves

The property is already a successful activity with great and very interesting possibilities to develop and expand as one chooses.

The country estate comprises of 21 hectares of land with more than 8 hectares of vineyard currently in production and a further 1.5 hectares that will start producing next year plus a further 3 hectares of rights to plant more vines.

The vines in production are as follows -

4 hectares Moscato d'Asti DOCG

0,4 hectares Merlot rosso. Langhe rosso DOC

0,6 hectares Arneis bianco Langhe bianco DOC

0,6 hectares Langhe Chardonnay bianco DOC

0,6 hectares Langhe Favorita bianco DOC  
0,6 hectares Sauvignon Langhe bianco DOC  
1,20 hectares Dolcetto d'Alba rosso DOC

Currently the grapes are being sold but there is ample space to develop a wine production cantina , tasting on site if preferred.

There is ample space for parking and developing the area around the buildings

This property represents a really excellent investment opportunity to live and run a business in the prestigious Langhe Hills exploiting the international tourism that the area enjoys.

Property photos

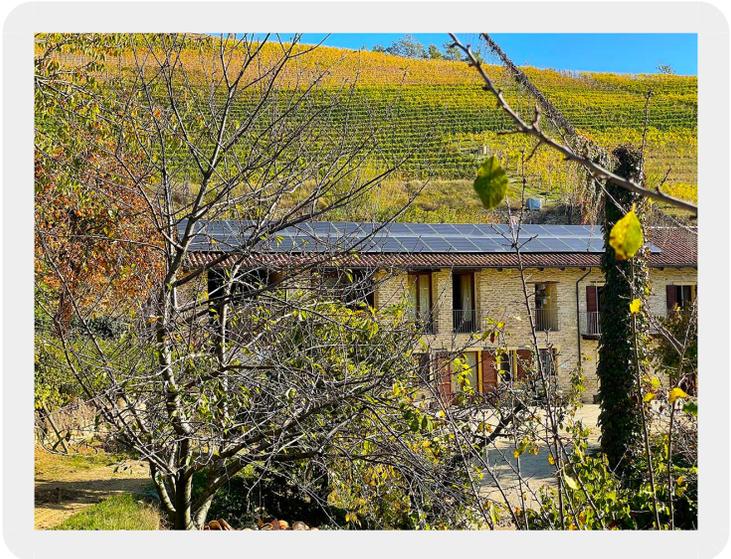






















  
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