



## 17th century mansion with prestigious winery, Asti - Piedmont



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 2,992,394.64

### Standort

Land:	Italien
Staat/Region/Provinz:	Piedmont
Stadt:	Asti
Postleitzahl:	14100
Veröffentlicht:	21.10.2025

### Beschreibung:

Prestigious wine estate with farmhouse, 17th-century villa, wine cellar with *infernòt*, swimming pool and lake for sale in Asti, Piedmont. In the heart of Monferrato, just minutes from Asti, 30 minutes from Turin and little more than an hour from Milan, the Ligurian coast and the Sestrière ski slopes, the U-shaped villa dominates the hill with breathtaking 360° views over vineyards, a landscaped park with swimming pool and a state-of-the-art wine cellar. The estate produces premium wines including Monferrato DOC Nebbiolo, Barbera d'Asti Superiore DOCG, Grignolino Piemonte DOC, Arneis and Sauvignon Blanc. Originally a 17th-century monastery, the villa has been transformed into a noble residence with vaulted ceilings, handmade terracotta floors, stone fireplaces and spacious bedrooms. A central courtyard with a stone fountain connects the two wings of the villa which open to panoramic terraces perfect for receptions. The ancient underground cellar, known as an *infernòt*, offers ideal conditions for aging and tasting. The old barn has been converted into four guest apartments with a restaurant area and professional kitchen. The multi-level pool with a bar is immersed in the park. A restored chapel is now used as a garage and storage. The estate includes a private lake with barbecue area, orchard, 300 certified Piedmont hazelnut trees, 4.5 hectares of organic vineyards, 3 hectares of forest and nature trails. A refined property ideal as a private residence or boutique hospitality business, already active on international markets.

### Utilities:

Fixed telephone network: active



Internet: Wi-Fi available  
Heating: LPG  
Water: water city supply + 7.000 sq m/ 75347 sq ft private lake  
Well: not present  
Electricity: active  
- solar panels and photovoltaic  
Air-conditioned  
Solar Panels 20 kw  
Total hospitality capacity 24 pax

Distance from services: 3 km  
Distance from main airports: Alessandria 46 km, Genoa 119 km, Milan 144 km  
Access: private driveway

### Building Layout:

#### Main Villa

Basement: with internal access from the west side of the farm, the cellar of 235 sqm with infernòt; external access to storage rooms under veranda

#### Ground floor:

Separate area with laundry and 1 bathroom

Entrance hall, 52 sq m/ 559 sq ft banqueting room and 60 sq m/ 645 sq ft porch room, courtesy bathroom, professional kitchen, technical room and storerooms

#### East Side Farm

Apartment 1 – 120 sq m/ 1291sq ft: on two levels with living room and kitchen on the ground floor, 2 bedrooms, 1 bathroom and wardrobe room on the first floor

Apartment 2 - 86 sq m/ 925 sq ft: on two levels with living room and kitchen on the ground floor, 2 bedrooms, 1 bathroom on the first floor

#### Farm West Side

Ground Floor: entrance hall, 52 sq m/ 559 sq ft banqueting room and 60 sq m/ 645 sq ft porch room, courtesy bathroom, professional kitchen, technical room and storerooms

First Floor: Apartment 3 - 130 sq m/1399 sq ft -with living room with fireplace and open kitchen, 2 bedrooms and 1 bathroom

Gebaut: 1683

### Allgemein

Grundstücksgröße: 133000 m<sup>2</sup>

### Gebäudedetails

Außen-Ausstattung: Pool

Anzahl Etagen: 3

### Mietbedingungen

Verfügbar ab:



## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/SIFI-T1703/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1703/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 39321

