



Piedmont Estate with Biodynamic Winery - Alessandria



Emlakçı Bilgisi

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İlan Detayları

İçin mülk: Satılık

Konum

Ülke: Italy
Eyalet/Bölge/ Şehir: Piedmont
Şehir/İlçe: Cremolino
Posta kodu: 15010
Yayınlandı: 21.08.2025
Açıklama:

Biodynamic winery with country resort, swimming pool, vineyards, and land for sale a few kilometers from Acqui Terme, Piedmont. Set among the hills of Monferrato, adorned with woods and vineyards. The area is included in the Unesco Heritage List, together with Langhe and Roero, for its unique particularity of territory. This prestigious property is surrounded by 14 hectares of land. It includes 6 hectares of vineyards producing certified wines made from the cultivation of biodynamic vines and preserved in fully equipped cellars and 2,200 sq m/23680 sq ft of buildings. A magnificent 1,050 sq m/ 11302 sq ft villa houses a large dining room with a charming fireplace, a kitchen, five bedrooms with bathrooms, and a suite with a dining room and kitchenette. On the upper floor are two bathrooms, a laundry room, an apartment with a kitchenette, a dining room with a small balcony, a bedroom and bathroom, and a spacious terrace overlooking the courtyard and the pool. A 267 sq m/2874 sq ft three-story guesthouse with three bedrooms en-suite with a panoramic roof terrace of 25 sq m. The winery premises have a surface of approx. 429 sqm /4618 sq ft on two floors: the first floor (equipped with a freight elevator) has an area dedicated to wine production and receiving grapes. The ground floor presents a tasting room, aging area, bottling area, technical room, and bathroom. A 448 sq m/4822 sq ft shed consists of a warehouse for agricultural equipment, storage rooms, staff rooms with cabinets and bathrooms. The property is easily accessible, and its proximity to services and the highway exit makes it even more noteworthy. Exclusively available for equity investments, if of interest.

PROPERTY Ref: AL2589

Location: near Acqui Terme, Province: Alessandria, Region: Piedmont

Type: 2200 sq m / 23680,6 sq ft overall: country resort (B&B) of approx. 1050 sq m/ 11302 sq ft, on two levels with swimming pool, plus an annex of 267 sq m/ 2874 sq ft on three levels. Winemaking facility of 429 sq m/ 4618 sq ft, on two levels, shed/barn of 448 sq m/ 4822 sq ft, land with vineyards



Winemaking: On two levels of approx. 429 sqm / 4618 sq ft. The first floor (equipped with an elevator) is dedicated to producing wine and receiving grapes. The ground floor presents a tasting room, aging area, bottling area, technical room, and bathroom.

Annex: three-story 267 sq m/2874 sq ft apartment; 448 sq m/4822 sq ft shed/garage for agricultural equipment, storage rooms, staff rooms, and bathroom

Year of restoration: 2006, using ecological materials

Condition: excellent

Land/Garden: 14 hectares/ 35 acres of land, of which 1.6 hectares /4 acres are dedicated to the cultivation of alfalfa, 6 hectares /14,8 of vineyards, 1.4 hectares/ 3,5 acres of woodland, and 5 hectares/12 acres of land for non-agricultural use

DETAILS ON WINE PRODUCTION

- Grape varieties: Dolcetto, Barbera, Cabernet Sauvignon, Sauvignon, Merlot

- Altitude: 270 m asl

- Training system: Guyot (5,200 vines/ha)

- Soil composition: sandy/limy with the presence of clay. Annual production: 187.5 hl (25,000 bottles).

Wines produced: Dolcetto d'Ovada DOCG, Barbera DOCG, Rosso IGT, Bianco IGT.

Swimming pool: 16 X 7 m, with sundeck

Utilities:

Fixed telephone network: available

Internet: wi-fi available

Heating: LPG + wood boiler with radiators

Water: mains city network + well

Electricity: active

Energy Efficiency Rating: G

Distance from services: 1,5 km

Distance from main airports: Genoa 52 km, Alessandria 53 km, Milan Linate 140 km

Gravel road: driveway

Layout

Main Villa: Ground floor: entrance hall, 2 lounges, 4 bathrooms (two with dressing rooms), laundry room, and apartment with a kitchenette, terrace with pergola

First Floor: kitchen, living room with fireplace, bathroom, five bedrooms with en suite bathroom, studio flat with bathroom and kitchenette

Genel Bilgiler

Bitmiş metrekare: 140000 m2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:



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