

Property Class:

Country Home - Restored

Property Price (in €):

€ 3,980,000

Location:

Calamandrana

Langhe

Langhe

Description:

Ancient prestigious winery in Piedmont - The province of Asti between Monferrato and Langhe.

This prestigious Farm - Winery consists of a main building 1700sqm, two apartments, technical premises, storage rooms, winery, tasting rooms, barrel room, large garage, barbeque area, a shed for tool and farming transport storage of 370sqm, an antique farmhouse to be restored. Everything is productive and perfectly restored. The winery is rewarded with numerous wine awards. Above the winery there is a main house: an office, a kitchen, a reception hall of about 120sqm, a dining room, a large kitchen, two bathrooms, two staircases and a terrace - for total of about 250sqm. The first floor includes an independent part with a bedroom, a bathroom and a living room; in the rest of the house we can find a master bedroom with wardrobe, a bathroom and two terraces; two bedrooms with shared bathroom and terrace, laundry room -260sqm. The tasting area consists of two adjoining rooms and a guest bathroom (100sqm). Under the main building we can find the Wine Cellar of about 250sqm. On the same floor, there is a changing room with a bathroom and a charming showroom. Bordered to the main building there is an independent one-floor apartment of about 100sqm. There is also a large terrace of 30sqm. Under the apartment there is a warehouse for finished products and barrels. Near the barbeque zone we can find a two-floor apartment currently used by custodians, of about 50sqm each floor. there is a barbecue area of about 75sqm. Separately from the main building there is a shed for equipment and farm vehicles. wines produced: Chardonnay Piemonte D.O.C., Cortese dell'Alto Monferrato D.O.C., Terre Bruciate and Ecartè dei Fiori; Barbera d'Asti D.O.C.G., Barbera d'Asti Superiore Nizza D.O.C.G., Dolcetto D'Asti D.O.C., Vino rosso Barbella; Brachetto d'Acqui D.O.C.G., il Moscato d'Asti D.O.C.G. and Grappa di Dolcetto, Grappa Moscato and la Grappa di Brachetto. The winery also commercializes Barolo D.O.C.G., Nebbiolo D.O.C. and Roero Arneis D.O.C.G.

State of repair

All the buildings were excellently restored and preserved respecting the uniqueness of the place and the area. On the ground floor of the housing part the flooring is done in ancient terracotta, partly in prestigious Luserna stone and partly in wood. All the flooring of the first level is wooden. Walls are in stone and antique bricks, vaults are in ancient bricks.

Utilities

In the technical room we can find a wood boiler, three boilers on gas and a water heater on gas. The underfloor heating is designed at low temperature and controlled by a thermostat for temperature regulating enabling to choose more pleasant temperature in every room. The furniture is mainly antique. Intranet with access points in various places, distributed over the entire living area. The doors are in black anodized aluminum Schuco with thermal and double glazing. The living room window is double glazed with high insulation reflecting solar radiation. In spring 2014 it was checked all the electrical systems; was done updating of the documents and the measure of the system's "grounding".

Location

This prestigious Agricultural Business - Winery is located on the beautiful and famous Monferrato hills, halfway between Nizza Monferrato and Canelli, two of the six components of the site "The wine landscapes of Piedmont: Langhe, Monferrato and Roero". The farm is situated only 16 km from the town of Acqui Terme, famous for its excellent thermal waters, just 4.5 km from Nizza Monferrato, 6 km from Canelli, 27 km from Asti and 40 km from the city of Alba, known throughout the world for its truffles.

Property Tags:

Garage

Garden

Terrace

Less than 30min from Train Station

Less than 2h from Airport

Address:

Calamandrana

Postal Code:

14042

Services:

All services are present

Location:

Piemonte, Calamandrana

Condition:

Restored

Square Meters (m²):

2 088

Rooms:

30

Bedrooms:

13

Bathrooms:

12

Year of Construction:

1600

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