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REF 585 A panoramic winery in a commanding location



property size	700 m ²
Property lot size	30000 m ²

Caratteristiche: balcone, terrazzo, cantina

Set in a commanding position, this small winery is accessed via a private driveway and comprises a residential unit, fully equipped wine production and storage facilities, and a striking tasting room.

The residential area consists of a typical dwelling with a large living room featuring an exposed stone staircase, kitchen, hallway, and bathroom. The upper floor offers three bedrooms and an additional bathroom. The tasting room, accessible from the courtyard, is arranged as a spacious open-plan area with a kitchenette, a ventilated open fireplace, and a guest bathroom.

The wine-making facilities are of recent construction and feature modern, well-maintained equipment. The property also includes a double garage suitable for tractors and agricultural machinery, along with a perfectly insulated wine storage area. Beneath the habitable part, there is a small cellar with original vaulted ceilings.

The land is primarily planted with Moscato d'Asti DOCG, with a smaller portion dedicated to Barbera and other grape varieties (total 3 ha land).

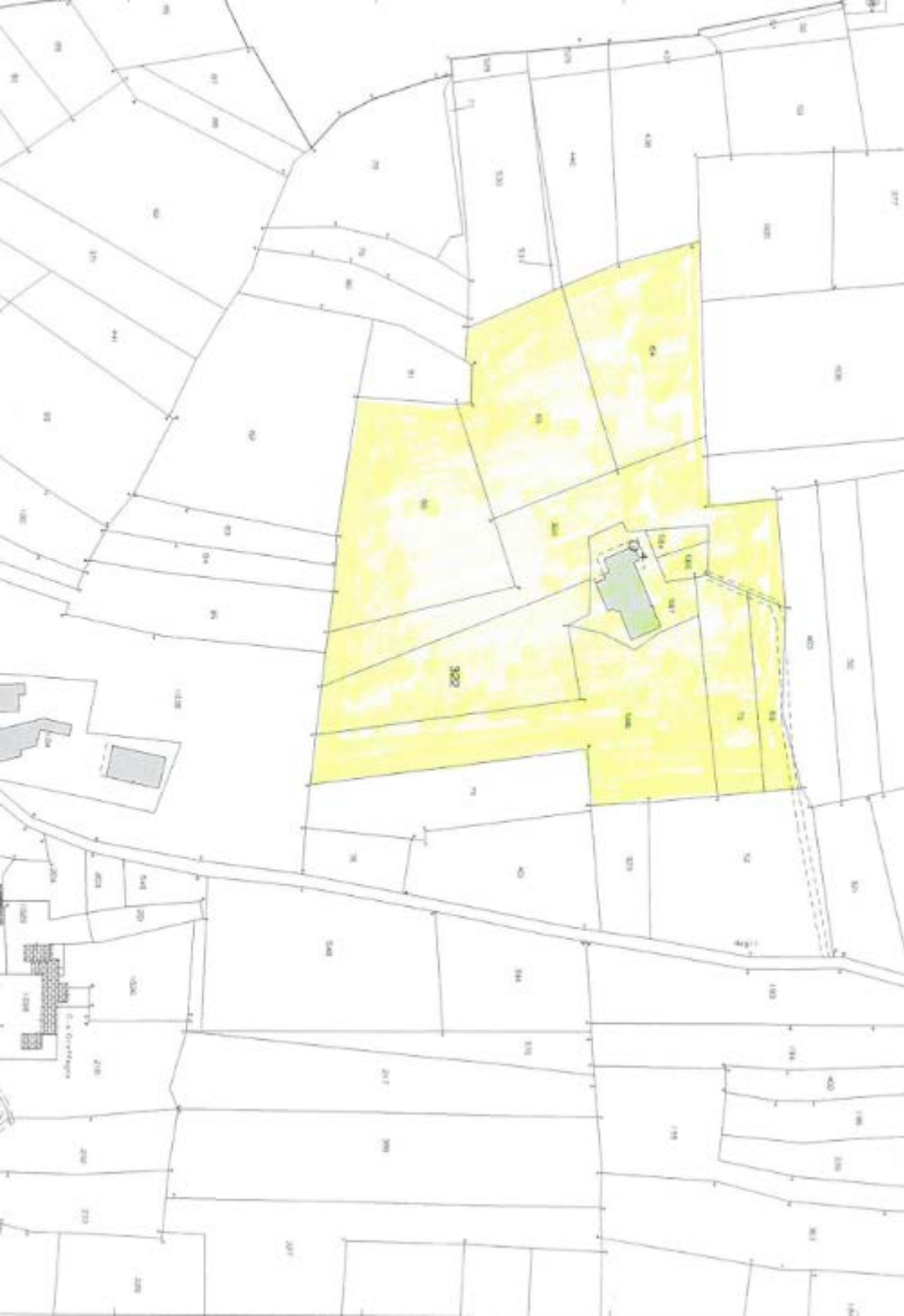
Viewing is highly recommended.

Cost property

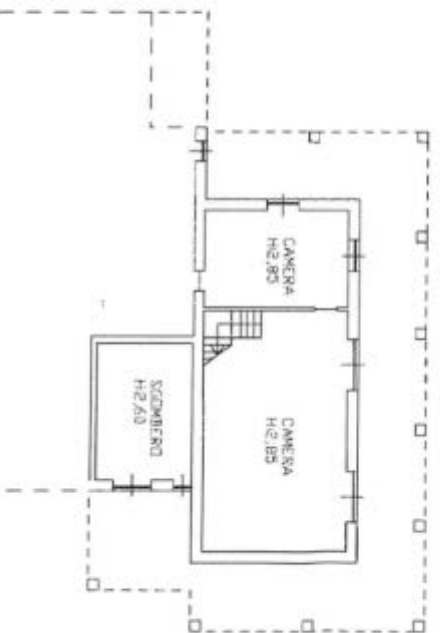
€ 1.500.000

Agent commission

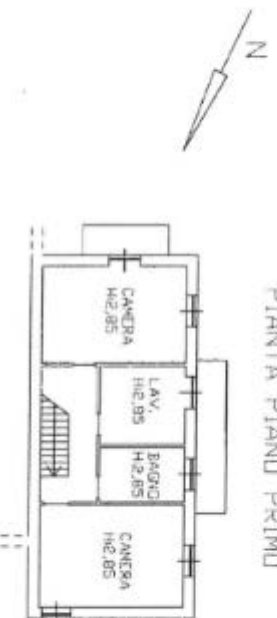
4% plus VAT



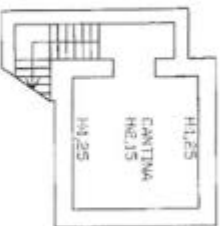
PIANTA PIANO TERRA



PIANTA PIANO PRIMO



PIANTA PIANO interrato



PIANTA PIANO TERRA

