

CANELLI · LANGHE, PIEDMONT, ITALY

Quality wine production & home for sale

Located in the beautiful Monferrato hills close to Canelli

REF. 122 **PRICE** €1,400,000

CANELLI

At a glance

✓ VINEYARDS	✓ WINE MAKING EQUIPMENT	✓ BEAUTIFUL LOCATION

PRICE	€1,400,000 · Negotiable

HIGHLIGHTS

- Fully equipped winery
- 2 bedroom home
- Beautiful location
- A rare opportunity

DISTANCES

45	MINUTES FROM ALBA
45	BAROLO AREA · MIN
25	MINUTES FROM ASTI
120	MINUTES FROM AIRPORTS & COAST



+39 346 1214077

Smaller, historic, family-run Piedmont wineries rarely come up for sale. Here is one of those rare moments.

The property - **home and vineyards** - have been in the care of the same family for more than 100 years. In fact, this family were the first to plant Moscato vineyards in Piemonte.

The wines are of the highest quality. The buildings are excellent. The 'private' areas would benefit from renovation and expansion. The property is sold with a two-bedroom house, garages, store, wine cellar, tasting room and all the necessary equipment and wine stock. The owner will only take personal things. Rooms in the house can be added - there is the possibility to add rental rooms.

THE WINERY

It produces around 49,000 bottles per year.

The vineyards consist of a total of 3.157ha (7.8 acres)

- Alta Langa 0.4339
- Barbera d'Asti 0.7032
- Freisa d'Asti 0.0894
- Monferrato Dolcetto 0.1800
- Moscato Asti Canelli 1.6252
- Vino bianco 0.0600
- Vino ross 0.0660

The sale includes all the necessary equipment including a bottling machine for the Moscato, steel tanks, oak barrels, pumps, tractors, etc.

The current stoke is also sold with the business. Get in contact for more details.

THE BUILDINGS

The main house currently has two bedrooms, a kitchen and a bathroom. It needs renovation but is habitable. The haylofts and stores below can be converted into living space.

*We have excellent builders and architects to oversee any project should you require.

On the side of the house is a wine store with steel tanks and oak barrels. There's also an ancient Moscato tower.

The building directly opposite the house is a main garage for tractors. It would be possible to dig into the rear earth wall to make an underground cellar or 'Infanot' in the local language. The soil is clay.

The top floor of this building is the wine-tasting room. It is in excellent condition but would benefit from a cosmetic makeover.

Adjacent to these buildings is the main wine store on the same level with a large garage below. This includes the bottling machine, tanks, bottle storage, etc. Below is the tractor and car garage.

The property is a few kilometres from the vibrant and beautiful town of Canelli. The property has beautiful views.

WHAT'S INCLUDED

- All the buildings
- Vineyards 3.15ha
- Wine stock and all equipment
- Vehicles including 3 tractors, van, tipper, etc

PROCESS OF SALE

The sale can be executed very quickly. No one currently lives in the house. We would go through the normal processes, and the property can be bought as a complete business. We have an excellent English-speaking accountant to assist you should you need it.

Serious enquiries only, please..

Do not hesitate to contact me for more information.

Richard

SETTING & VINEYARDS







THE BUILDINGS









THE WINERY







INTERIORS









LANGHE PROPERTY

REF. 122 · CANELLI

Arrange a private viewing

Properties of this calibre rarely become available. Get in touch for more photographs and a private viewing.

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