

LA MORRA · LANGHE, PIEDMONT, ITALY

Own a Piece of Barolo History

A rare opportunity to restore a traditional Langhe home while producing one of Italy's most celebrated wines.

REF. 140 **PRICE** €1,250,000

LANGHE PROPERT
PHOTO © RICHARD A. EDWARDS

LA MORRA

At a glance

2	1	400
BEDROOMS	BATHROOM	SQM FLOOR SPACE 4,306 sqft

4,800 sqm
BAROLO VINEYARD

PRICE **€1,250,000** · House €350k / vineyard €900k

HIGHLIGHTS

- Rare Barolo vineyard
- Perfect location
- Restoration project
- Best wine in the world

DISTANCES

20	MINUTES FROM ALBA	35	MINUTES FROM ASTI
60	MINUTES FROM AIRPORTS & COAST	90	MINUTES FROM MILAN



+39 346 1214077

Properties with Barolo vineyards rarely reach the open market.

Quite simply, there are very few of them, and even fewer that offer the opportunity to create something entirely your own.

Just 2.5 kilometres from the heart of La Morra—one of the most prestigious villages in the Barolo appellation—this traditional country property combines a characterful restoration project with one of the world's most desirable vineyard holdings.

For anyone who has ever dreamed of producing their own Barolo, this is an opportunity that deserves serious attention.

The vineyard is capable of producing approximately 300 bottles of Barolo each year, offering the perfect foundation for a boutique private label or simply the pleasure of enjoying wine created from your own land. The vineyard is currently leased, with two years remaining on the agreement, after which the future is entirely yours to decide. Continue the existing arrangement, cultivate the vines yourself or begin creating a wine bearing your own name.

The house itself offers potential or could be taken down and rebuilt. It is an authentic Langhe home waiting to be restored with imagination and care, allowing a new owner to create a residence that complements its remarkable setting and vineyard.

The property is available in two parts, providing welcome flexibility. The house can be purchased separately for €350,000, while the Barolo vineyard is offered at €900,000.

Barolo vineyards have long been regarded as some of the most valuable agricultural land in Italy, reflecting both their scarcity and international reputation. Opportunities to acquire one—particularly in such a sought-after location near La Morra—are exceptionally uncommon.

Some people buy a house in the Langhe.

Others become part of its story.

This is one of those rare opportunities.

THE BAROLO VINEYARD







THE HOUSE & COURTYARD







INTERIORS


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OUTBUILDINGS & VIEWS









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Arrange a private viewing

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

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SCAN TO WATCH THE VIDEO

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