

NEIVE · LANGHE, PIEDMONT, ITALY

One of the Langhe's Most Spectacular Vineyard Settings

A rare opportunity to create an exceptional wine estate in the hills between Neive and Barbaresco, with views that simply cannot be replicated.

REF. 141 **PRICE** €950,000

LANGHE PROPERTY
PHOTO © RICHARD A. EDWARDS
@langheproperty

NEIVE

At a glance

3	2	350
BEDROOMS	BATHROOMS	SQM FLOOR SPACE 3,767 sqft

30,000 sqm
VINEYARDS

PRICE	€950,000

HIGHLIGHTS

- Stunning views
- Wine business
- Private home
- Chicken farm
- Office & tasting room

DISTANCES

25	MINUTES FROM ALBA
30	MINUTES FROM ASTI
80	MINUTES FROM AIRPORTS & COAST
90	MINUTES FROM MILAN



Some Properties Have Potential. This One Has Something Much Rarer.

One of the finest vineyard positions I've seen in more than twenty-two years of living in Piemonte.

People often ask why I chose to make my home in Piemonte. The answer is simple: the views.

I've spent more than two decades exploring every corner of the Langhe, Roero and Monferrato, and I can honestly say this is one of the most spectacular vineyard settings I've ever encountered.

The panorama is breathtaking. Rolling vineyards stretch to the horizon, with the villages that have made this region famous forming the backdrop. It is one of those rare places where you stop talking for a moment simply to take it all in. Properties with locations like this hardly ever become available.

The estate lies just outside Neive, only minutes from Barbaresco, placing it in one of the world's most prestigious wine-producing landscapes. For anyone who understands fine wine, little more needs to be said.

The property itself tells a different story. It has been inherited by the current owner, who has found it increasingly difficult to maintain. It needs attention, investment and, above all, someone with the vision to recognise what it could become.

I could pretend otherwise, but that wouldn't help anyone. This is not a polished, turnkey estate.

What it offers instead is something far more valuable: an extraordinary opportunity.

The estate includes a private three-bedroom house, wine cellars, an office and tasting room, agricultural buildings and approximately three hectares of vineyards. The vineyards comprise around 2.2 hectares of Moscato, 0.3 hectares of Langhe Nebbiolo and 0.5 hectares of Dolcetto, providing an excellent foundation for anyone wishing to continue or expand wine production.

The existing business also includes poultry production. Several thousand chickens are currently kept on the property, although these can easily be removed should your plans take the estate in a different direction.

An adjoining neighbour is also open to discussions regarding a possible sale, presenting an interesting opportunity for anyone considering creating a larger private estate or expanding the vineyard holding.

The asking price reflects the opportunity. The property is offered for €950,000, as a complete working estate including the business. Given the circumstances, constructive discussions with the owner are certainly possible.

For me, however, the buildings are only part of the story.

You can renovate a house.

You can modernise a winery.

You can redesign interiors.

But you can never recreate a position like this.

That is why I believe this is one of the most exciting opportunities currently available in the Langhe.

I would strongly encourage anyone looking for a truly exceptional vineyard estate to visit in person. The property may require imagination, but once you stand on that hillside and take in the view, you'll immediately understand why I believe it is so special.

The price is not set in stone, we can talk to the owner and reach a fair, current price agreement. Please visit first before dismissing.

THE HILLSIDE & VINEYARDS







THE PRIVATE HOME









KITCHEN, BEDROOMS & STAIRCASE









WINERY & TASTING ROOM







FARM BUILDINGS









LANGHE PROPERTY

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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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