

ASTI · LANGHE, PIEDMONT, ITALY

An Extraordinary Historic Wine Estate in Monferrato

A magnificent hilltop estate with luxury, history and extraordinary potential

REF. 150

PRICE €2,550,000

ASTI

At a glance

12

BEDROOMS

10

BATHROOMS

1466

SQM FLOOR
SPACE

15,780 sqft

133000

SQM LAND

1,431,599 sqft

PRICE

€2,550,000

HIGHLIGHTS

- ◆ Organic wine production
- ◆ Easy access via autostrada - Milan, Turin..
- ◆ Swimming pool
- ◆ Sleeps 30
- ◆ Beautiful courtyard
- ◆ Hazelnut orchard
- ◆ Woodlands
- ◆ 360 degree view
- ◆ Organic winery
- ◆ Wine stock

DISTANCES

20 MINUTES FROM ALBA

25 BAROLO AREA · MIN

10 MINUTES FROM ASTI

90 MINUTES FROM AIRPORTS & COAST



Some opportunities simply cannot be recreated.

Hidden among the rolling Monferrato hills of Piedmont, Italy is this extraordinary estate that sits proudly on its own private hill, commanding breathtaking 360-degree views across vineyards, forests and the snow-capped Alps. Only total calm and peace get the perfect geographic location.

This is far more than a beautiful home.

It is a historic monastery dating back centuries, a fully restored wine estate, a luxury hospitality destination, an elegant private residence and a remarkable business opportunity—all offered for a price that is dramatically below the cost of creating it.

Over the last two decades, the current owner has invested in restoring and transforming the estate to an exceptional standard using renowned architects, skilled craftsmen and the finest traditional materials.

Today it is available for just €2.55 million.

Opportunities of this calibre are exceptionally rare.

LIVE THE ITALIAN DREAM...

Imagine welcoming friends and family beneath ancient vaulted ceilings.

Watching the sunset from your infinity pool with a glass of wine produced from your own vineyards.

The estate is being offered as a private estate but people with passion and heart could make this a thriving business. An accommodation licence should be possible but would be the sole responsibility of the new owners. We can help obtain this.

Enjoy complete peace and privacy in one of Europe's most celebrated wine regions.

Whether your vision is a remarkable family estate or an internationally recognised hospitality business, this property offers possibilities that few estates can match.

Please note: It is being sold part business (SRL) and as part private home.

A PLACE WITH CENTURIES OF HISTORY

At the heart of the estate stands a beautifully restored monastery, complete with a historic bell dating from 1683.

Throughout its long history the property has served as a monastery, winery, restaurant and boutique hotel, evolving over the centuries while carefully preserving its remarkable character.

Among its distinguished former owners is the family of Nobel Prize winner Rita Levi-Montalcini, adding yet another fascinating chapter to its story.

Every corner of the estate reflects respect for its heritage while embracing modern comfort.

RESTORED WITHOUT COMPROMISE

The renovation has been extraordinary.

Rather than taking shortcuts, the owners chose to preserve the soul of the property while discreetly incorporating everything needed for modern luxury living.

Handmade terracotta floors, reclaimed antique roof tiles, restored timber beams, vaulted ceilings, copper gutters and natural lime walls have all been painstakingly restored or recreated.

Hidden architectural treasures—including an original sundial and ancient underground tunnels leading to wine cellars carved into tuff stone—have been uncovered and brought back to life.

Alongside the historic buildings, the estate now offers:

- Approximately 1,466 sqm of beautifully restored accommodation
- Four independent apartments
- 10 air-conditioned bedrooms accommodating up to 30 guests
- Infinity swimming pool and pool bar
- Modern winery
- Historic wine cellars
- Courtyards and panoramic terraces
- Former church converted into a unique garage
- BBQ house and numerous additional service buildings

Every improvement has been made with long-term quality in mind.

13 HECTARES OF ABSOLUTE PRIVACY

The estate extends across approximately 13.7 hectares of some of Piedmont's most beautiful countryside.

Vineyards, woodland, hazelnut groves and a private lake create a landscape rich in wildlife and natural beauty.

Hérons, deer, foxes, wild boar, birds of prey and countless native species thrive here, creating an atmosphere of complete tranquillity only minutes from Asti.

Despite its peaceful setting, Milan Malpensa International Airport can be reached in around 80 minutes. Asti centre is less than 10 minutes. The Barolo is 30 minutes.

VINEYARDS AND WINE STORE

The estate includes approximately 4.6 hectares of vineyards producing Nebbiolo, Barbera, Arneis, Grignolino and Sauvignon Blanc.

If you want to produce your own wines, this is perfect. If you are looking to make more money from the wine you do far better to buy Barolo vineyards. Please check this property: Ref. 140

The vineyards have been extensively replanted and modernised following detailed soil analysis to maximise quality while respecting the environment.

Wine production currently takes place at an external specialist winery in the Barolo area before returning to the estate as finished bottles. This can be adjusted to meet your requirements.

WHY THIS PROPERTY REPRESENTS OUTSTANDING VALUE

Creating an estate like this today would be virtually impossible.

Planning restrictions, restoration costs, construction expenses and today's labour prices would place the replacement cost many millions beyond the asking price.

The current owner has already completed the difficult part.

The next owner has the rare opportunity to acquire an extraordinary estate at a fraction of what has been invested in creating it.

MY PERSONAL RECOMMENDATION

I have known this property for many years and was privileged to help the current owner acquire it.

I genuinely believe it represents one of the most exciting lifestyle and investment opportunities currently available anywhere in Piedmont.

Move this 45 minutes south into a Barolo town and it would command at least twice the price.

It's a property that needs to be bought with the heart, then enjoy it. No bean counters, please!

Needed updates in the future: It would benefit from a new boiler - around €30,000 and some windows and doors - around €80,000.

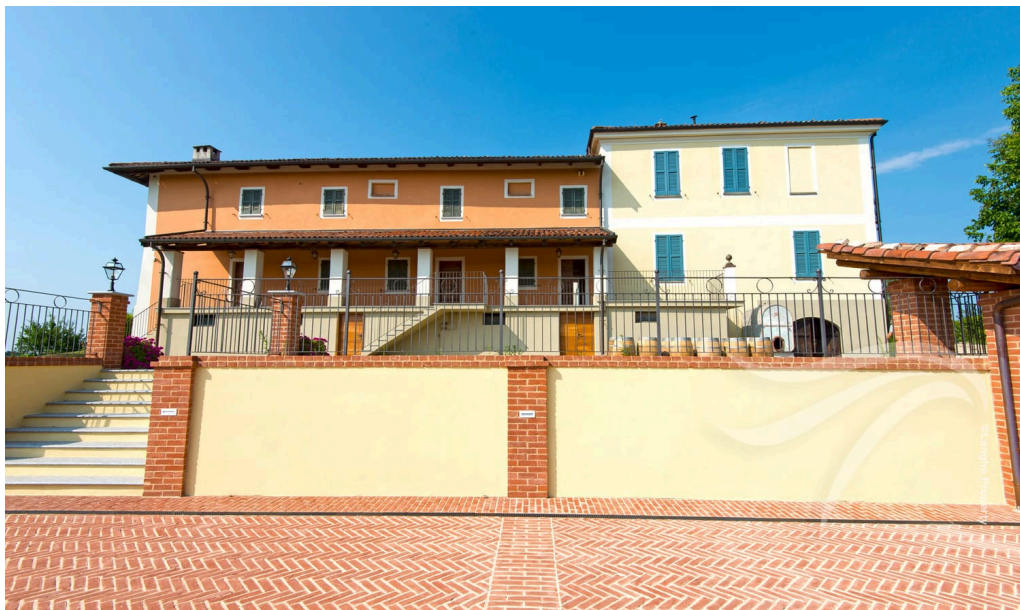
LOCATION, LOCATION..

It's perfect! Here's why. You have the Torino/Alessandria A21 autostrada less than 10 mins drive. This means you can get to Milano, Torino, the coast, airports with ease. Asti is 10 minutes drive, Alba around 25 minutes. You're up into the Alps within an hour. I promise you it doesn't get much better.

THE ESTATE



COURTYARD & TERRACES



POOL & GARDENS



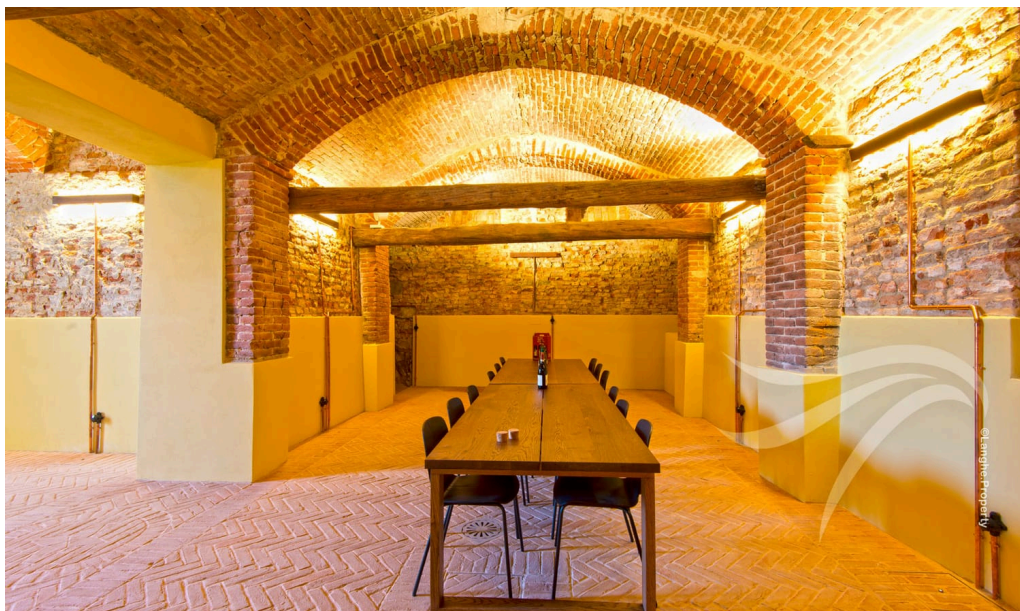
LIVING ROOMS & KITCHEN



BEDROOMS & BATHROOMS



VAULTED CELLARS & WINERY





REF. 150 · ASTI

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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WEB langhe.property/property/for-sale/in-italy/150

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