

Ref. 2912 – MONFERRATO WINE ESTATE

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## WINE ESTATE WITH MANORIAL VILLA AND 18 HA OF VINEYARDS FOR SALE IN MONFERRATO

Alessandria – Alessandria – Piedmont



**Interiors**  
2,576 m<sup>2</sup>

**Bedrooms**  
5

**Bathrooms**  
5

**Swimming pool**  
12 × 6 m

**Total land**  
29.5 ha

**Vineyards**  
18.0 ha

**Bottles of wine**  
100,000 max

In one of the most fascinating and sought-after areas of Monferrato, a UNESCO Heritage Site, stands this historic 17<sup>th</sup>-century winery with manorial villa perfectly integrated into the landscape at 450 m asl, in the municipality of Serralunga di Crea. The property is immersed in a wide natural curtain of seventeenth-century vineyards and enjoys a unique microclimate, ideal for the production of wines of the highest quality. Yearly production ranges around 100,000 bottles of wine.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2912 – MONFERRATO WINE ESTATE

**TYPE:** wine estate

**CONDITIONS:** excellent condition

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 2,576 square meters (27,717 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** 5

**BATHROOMS:** 5

**ANNEXES:** cellar

**MAIN FEATURES:** fireplaces, terracotta floors, original fireplaces, wooden beams, historical cellar, vaulted ceilings, fresco on the ceiling of the master bedroom, porch, swimming pool, DOCG vineyards

**EXTERIOR:** 29.5 hectares (72.9 acres)

**VINEYARDS:** 18.0 hectares (44.5 acres)

**WINE PRODUCTION:** up to 100,000 bottles

**GARDEN:** yes, well-maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 216.20 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Moncalvo (7km; 10'), Trino (18km; 20'), Casale Monferrato (19km; 25'), Asti (28km; 35'), Vercelli (35km; 35'), Alessandria (52km; 50'), Ivrea (78km; 1h 5'), Acqui Terme (82km; 1h 15'), Novi Ligure (82km; 1h 10'), Turin (87km; 1h 30'), Milan (117km; 1h 55')

## CLOSEST AIRPORTS

Torino S. Pertini (70km; 1h), Milano Linate (150km; 1h 50'), Milano Malpensa (123km; 1h 30'), Bergamo M. Caravaggio (165km; 1h 55'), Verona V. Catullo (270km; 2h 50')

## MONFERRATO WINE ESTATE

In one of the most fascinating and sought-after areas of **Monferrato**, a **UNESCO** Heritage Site, stands this **historic 17<sup>th</sup>-century winery** with manorial villa perfectly integrated into the landscape at 450 m asl, in the municipality of **Serralunga di Crea**. The property is immersed in a wide natural curtain of seventeenth-century vineyards and enjoys a unique microclimate, ideal for the production of wines of the highest quality.

The historic heart of the property is the **17<sup>th</sup>-century cellar** (1,788 m<sup>2</sup> – 19,239 ft<sup>2</sup>), now used as a barrique cellar, a fascinating and perfectly preserved environment that gives a strong identity value to the entire estate. Next to it is the modern production building developed on three levels:

- **Basement:** processing rooms with stainless steel tanks and state-of-the-art winemaking technology, warehouses, bottling room, storage rooms, dressing room with WC, four sheds and a technical room with independent external entrance;
- **Ground floor:** large and bright tasting room with fireplace, exposed beams and views of the vineyards, relaxation area also with fireplace and large windows that allow full enjoyment of the magnificent panorama, commercial area, kitchen, two offices, three toilets with hallway and three additional rooms. The level is completed by a storage room, a warehouse/tool store, a storage room and a porch.
- **First floor:** archive.

The **manor house** (640 m<sup>2</sup> – 6,886 ft<sup>2</sup>, 5 bedrooms and 5 bathrooms) is on four levels and is embellished with a panoramic tower overlooking the Crea Sanctuary and the valley. The villa is perfectly suited both as a private residence and as a high-end accommodation facility and is currently divided into three independent guest apartments:

- **Apt. A:** living room, kitchen, two bedrooms and bathroom;
- **Apt. B:** living room with kitchenette, two bedrooms and two bathrooms;
- **Apt. C:** living room with kitchenette, bedroom and two bathrooms.

All around the house stretches an **8,700-m<sup>2</sup> garden** with panoramic views of the surrounding countryside and a **12 × 6 m swimming pool** for the Agriturismo.

A **tool shed** (148 m<sup>2</sup> – 1,592 ft<sup>2</sup>) completes the property.

## EXTERIOR AND WINE PRODUCTION

The farm covers a total area of about **29.5 hectares (72.9 acres)** in a hilly position and the business focuses on wine production. The unusual altitude of the vineyards, which is higher than the average for the area, ensures a unique microclimate that is very suitable for vines, which is thus sheltered from the fog and frost that normally occur further down the valley.

- **Vineyards surface:** 18.0 hectares (44.5 acres)
- **Varieties:** Barbera, Grignolino, Syrah, Semillon, Chardonnay, Timorasso
- **Altitude and exposure:** 400 - 450 m asl (south)
- **Training:** Guyot
- **Soil composition:** clayey-marly
- **Yearly production:** about 100,000 bottles

The winery currently produces the following wines:

- **Barbera d'Asti DOCG:** 100% Barbera
- **Barbera del Monferrato DOC:** 100% Barbera
- **Grignolino del Monferrato DOC:** 100% Grignolino
- **Piemonte Rosso DOC:** Syrah 100%

- **Piemonte Bianco DOC:** Semillon, Chardonnay, Timorasso
- **Piemonte Bianco DOC:** Chardonnay 100%
- **Monferrato Rosé DOC:** Barbera 70%, Grignolino 30%.

The rest of the farm is occupied by **woods** (9.8 ha) and small portions of **unexploited arable land** (0.7 ha).

### MAP OF THE ESTATE





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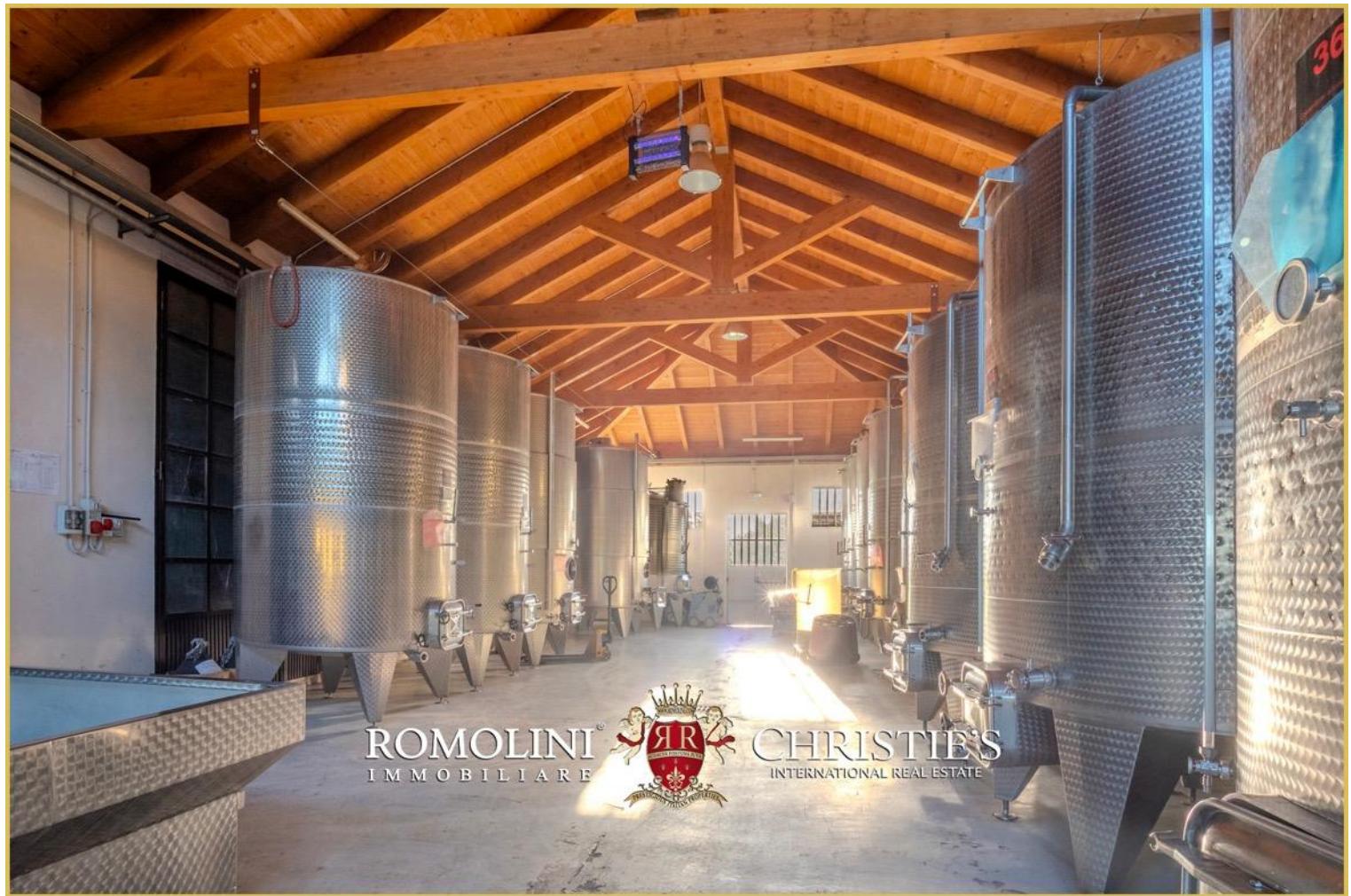
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