

for Sale to Costigliole d'Asti



930 sqm | Bathrooms: 6 | Bedrooms: 4 | Rooms: 8

Panoramic farmhouse with productive vineyard in Costigliole d'Asti □ 850 sq m, 3.2 hectares, historic winery, and hospitality project. In the heart of the Asti hills, in the renowned municipality of Costigliole d'Asti, we offer for sale a detached farmhouse in a dominant position, surrounded by greenery yet conveniently located near the motorway exit. It is ideal for those seeking a prestigious property easily accessible from Turin, Milan, or Genoa.

The property extends over approximately 3.2 hectares of vineyards (Moscato, Chardonnay, and Barbera) with an average annual production of approximately 30,000 bottles. It is also possible to expand the vineyard to include Pernice, thanks to the soil's suitability.

The farmhouse has a total surface area of approximately 850 m2, divided as follows:

Basement: large 150 sq m cellar with exposed brick vaults, perfect for aging wine or tastings; Ground floor: 350 sq m with provision for three bathrooms plus a fourth bathroom in the garage; First floor: another 350 sq m, already prepared for three bathrooms, with direct access to a large panoramic terrace. The property is in an advanced state of repair, with plans already finalized for:

A spacious and bright private residence; an area dedicated to the public, ideal for events, tastings, or rural hospitality; two independent units suitable for B&Bs or tourist rentals. Equipped with a geothermal system with provision for underfloor heating, the farmhouse is designed to ensure comfort and energy sustainability.

A property with great charm and potential, perfect for those wishing to live and invest in the Piedmont countryside, surrounded by vineyards and an excellent food and wine tradition.

Certifications

Energy Class:

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013

Property details

Ref.: 13393	Reason: Sale
Type:	Region: Piemonte
Province: Asti	Municipality: Costigliole d'Asti
Price: € 1.780.000	Total sq.m.: 930 sqm
Bedrooms: 4	Bathrooms: 6
Rooms: 8	Total Floor: 2
Age Construction: 2015	Available: Yes
Garage: Double	

Features

Terrace



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013