

for Sale to Costigliole d'Asti



930 sqm

Panoramic farmhouse with productive vineyard in Costigliole d'Asti □ 850 sq m, 3.2 hectares, historic cellar and hospitality project In the heart of the Asti hills, in the renowned municipality of Costigliole d'Asti, we offer for sale an independent farmhouse in a dominant position, surrounded by greenery but very convenient to the motorway entrance, ideal for those looking for a prestigious property easily accessible from Turin, Milan or Genoa.

The property extends over a land of about 3.2 hectares cultivated with vineyards (Moscato, Chardonnay and Barbera) with an average annual production of about 30,000 bottles. It is also possible to expand the cultivation to include Pernice, thanks to the vocation of the land.

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

Basement: large cellar of 150 m2 with exposed brick vaults, perfect for aging wine or tastings; Ground floor: 350 m2 with provision for 3 bathrooms plus a fourth bathroom in the garage; First floor: another 350 m2, already prepared for 3 bathrooms, with direct access to a large panoramic terrace. The property is in an advanced rough state, with a project already defined for:

A large and bright private residence; An area dedicated to the public, ideal for events, tastings or rural hospitality activities; Two independent units to be used as B&Bs or tourist rentals. Equipped with a geothermal system with provision for underfloor heating, the farmhouse is designed to guarantee comfort and energy sustainability.

A property with great charm and potential, perfect for those who want to live and invest in the Piedmont countryside, among vineyards and excellent food and wine traditions.

Certifications

Energy Class:

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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

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V.A.T. 03113370013

Property details

Ref.: 13394

Reason: Sale

Type:

Region: Piemonte

Province: Asti

Municipality: Costigliole d'Asti

Price: € 1.780.000

Total sq.m.: 930 sqm



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