

**Rif: CNL006**

Monferrato – Farmhouse with Agriturismo, Restaurant, Vineyards, Swimming Pool, and Panoramic View of the Alpine Arc

Euro 1990000

**Canelli**

On the hills of Monferrato, in the heart of Canelli, stands a truly unique property, immersed in one of the world's most prestigious regions for food, wine, and landscape. Here, among historic vineyards and gentle hills, a UNESCO World Heritage site thanks to the Vineyard Landscapes of Piedmont, lies this charming rural house, perfectly preserved and thoughtfully renovated in respect of tradition.

The property, which retains all the authentic charm of historic residences, has been expanded using period materials and furnished with original furniture, creating a warm, elegant, and timeless atmosphere. The location is simply extraordinary: panoramic, dominating the surrounding hills, ideal for those wishing to live or invest in an exclusive setting.

The property spans approximately 1,500 sqm of living space and offers generous and versatile areas: a large dining room perfect for events and parties, a cozy communal room with a large table, and a professional kitchen with around 10 seats, designed for live culinary experiences with chefs in view. There are currently 10 bedrooms, with 5 panoramic terraces allowing reconfiguration into 5 independent suites, each with a lounge, bathroom, whirlpool, and habitable terrace—perfect for breakfasts, aperitifs, or moments of relaxation. Additional space allows for the creation of further suites.

Outside, a large tree-lined garden with a swimming pool welcomes guests in complete privacy and relaxation, while the historic “1910” cellar adds extraordinary value for wine lovers. The property extends over approximately 35,000 sqm of land, including Moscato vineyards and fruit cultivation, as well as covered parking with a photovoltaic system.

The estate also includes a fully equipped workshop for producing jams, juices, and preserves, large storerooms, and a kitchen dedicated to large events, making it fully operational for agriturismo and restaurant activities.

Located in a region renowned for the production of the famous Moscato d'Asti and Asti Spumante, Canelli is considered a true wine capital, also famous for its UNESCO-listed “Underground Cathedrals.” In recent years, the area has experienced steady growth in international tourism, attracted by authentic experiences linked to wine, Piedmontese cuisine, and the landscape.

This property therefore represents not only a charming residence but also an extraordinary business opportunity: ideal for developing or expanding an agriturismo, high-end restaurant, wine resort, or

exclusive event location. The setting, the structure, and the productive potential allow for a complete food and wine offer in one of Italy's most sought-after and appreciated areas.

After 28 years of activity, the property is offered complete with established agriturismo, food workshop, cellar, and hospitality facilities, due to the owner's retirement.

?Good eating and drinking seriously harms my health? — an ironic phrase that tells a life dedicated to excellence, now ready to be embraced and enhanced by new owners.

DETTAGLI IMMOBILE:

Stato Immobile:	Nuovo
Camere:	14
Bagni:	16
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Sud
Grado Di Luminosità:	Molto luminoso
Grado Di Silenziosità:	Molto silenzioso
Utenze:	Acqua, Elettricità, Gas
Superficie Totale Mq:	1500
Tipo Di Riscaldamento:	Pellets
Altre Caratteristiche:	Portico, Posto auto, Cantina, Balconi, Terrazzo, Cortile, Piscina, Caminetto, Wi-Fi, Giardino, Vigneto
Opportunità Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	34676
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Coltivazione agricola
Orientamento Terreno:	Sud
Locali:	25
Numero Di Piani:	2

