


Rif: LGH048

Farm with vineyards in the Langhe

Euro 2000000

 **Langhe Albesi**

Farm located in a dominant position in the hills of Alba, about 20 km away from the capital of the Langhe.

This is a unique compendium of 10 hectares, with the farmhouse located at the top and the vineyards arranged in a natural amphitheater facing south.

These occupy an area of 7.6 hectares and are mostly WHITE MOSCATO vines. The other variety grown is FAVORITA and PINOT NERO.

The vineyards have a planting age of 6 to 25 years, a comfortable planting layout, well tilled and fully tractorable.

The building, which is in good condition but can be improved, houses four residential units and has no production rooms. However, it is possible to build a cellar from scratch by taking advantage of a flat piece of land adjacent to the buildings. The land is facing the road and occupies the top of the hill, enjoying a fascinating 360-degree view of the hills softened by vineyards and the majestic circle of the Alps.

There is the possibility of buying other neighboring vineyards to implement the area planted with vines. Ideal solution for those who want to start a wine business in a location with undoubted charm and good potential.

DETTAGLI IMMOBILE:

Stato Immobile:	Habitable
Altitudine:	600 m a.s.l.
Posizione:	Near built-up area
Indipendenza Sui Lati:	On 4 sides
Indipendenza Verticale:	Ground to roof
Orientamento Facciata Principale:	South
Grado Di Luminosità:	Very bright
Grado Di Silenziosità:	Silent
Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	500
Superficie Abitabile Mq:	300
Classe Energetica:	in progress
Tipo Di Riscaldamento:	With heating

Terreno Mq:	100000
Tipo Di Terreno:	Agricultural cultivation
Autostrada:	10 Km
Primo Centro Abitato:	5 Km
Mare:	87 KM
Aereoporto:	98 Km

