



**Rif: NZM007**

**Winery for sale in the Monferrato region**

Euro 1700000

 **Nizza Monferrato**

Winery in the Barbera area of excellence.  
The winery consists of the following components

**LAND**

Area planted with vines .....  
7.50 ha  
Unenrolled vineyard area.....0.25 ha  
Area in service.....0.43 ha

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Total 8.21 ha

The vineyards planted are mainly Barbera DOCG (5.33 ha), a quality for which the area is particularly suited. In addition, there are other black grape varieties (Freisa and Pinot Noir) totaling 2.2 ha.

**BUILDINGS**

Two buildings used partly as living quarters, partly as B&B (Bed and Breakfast) and partly as production or ancillary premises, such as tasting room and offices.  
Production shed, barrique cellar, autoclave room and outdoor porch.  
Other building with kitchen and covered area for dining

**EQUIPMENT**

Autoclaves totaling 450 hl  
Tanks (fiberglass and enameled concrete) totaling 2023 hl  
Refrigerated plant for autoclaves  
Winemaking equipment.  
Complete bottling plant.  
Agricultural equipment.  
Office equipment.

**SALES AND MARKETS**

The company currently sells about 50,000 bottles/year, expressing an average turnover of about 250,000 , of which 55% is realized abroad and 45% in Italy.  
Significantly increasable share of bottle sales and turnover.

**DETTAGLI IMMOBILE:**

**Stato Immobile:** Habitable  
**Indipendenza Sui Lati:** On 4 sides  
**Indipendenza Verticale:** Ground to roof  
**Altre Caratteristiche:** Vineyard, Garden, Winery, Parking space  
**Opportunita Turistiche In Zona:** Food and wine, Mountain-bike, Trekking, Riding, Golf courses

