


Rif: MNF023

Winery with agritourism

Euro 2300000



Serole

The farm consists of buildings (farmhouse with 8 rooms, wine cellar, private house with two housing units and some cottages to be renovated) and 43.1 ha of agricultural land (12 ha of which are vineyards) located in the Alto Monferrato area, distributed between the provinces of Asti and Alessandria, on the border with Liguria.

The property is divided into 2 parts, which are a short distance from each other and can also be sold separately.

The largest part includes:

the farmhouse (500 sq. m.), a shed with the winemaking cellar, warehouse, tasting room and canopy (560 sq. m.), the private house and area for possible kitchen/restaurant (470 sq. m.) and 17.9 ha of land, of which 5.5 ha is planted with vineyards.

approx. 38,000 sq. m. in dolcetto, approx. 11,000 sq. m. in barbera and approx.

3,000 approx. to Monferrato red all D.O.C. and sq. m. 3,000 approx. table red + white non D.O.C.).

The remaining part of the land is uncultivated and forested.

The other part includes 20.7 ha of land and 4 stone cottages, located in a small hamlet.

The cottages (260 + 145 + 300 + 80 = 785 sq. m. total), three of which are independent on 4 sides and one adjoining another portion, are all in need of renovation.

Of the 20.7 hectares of land, 6.5 hectares are planted with vines (approx. 20,000 sq. m. of Barbera, approx. 33,000 sq. m. of Dolcetto, approx. 4,000 sq. m. of Brachetto, approx. 5,000 sq. m. of Cortese and Chardonnay, and approx. 3,000 sq. m. of Monferrato Rosso, all D.O.C.). The remaining part is uncultivated and forested.

The total stock is supplemented by other land, mostly uncultivated and forested, located in neighboring areas.

Lot 1

building 1) receptive and residential partially renovated sq. m. 470

building 2) receptive renovated sq. m. 500

building 3) shed with offices and shed sq. m. 560

land with vineyard sq. m. 55,000

uncultivated and/or wooded land sq. m. 124,000

Lot 2

building A) sq. m. 260

building B) sq. m. 145
building C) sq. m. 300
building D) sq. m. 80
vineyard land sq. m. 65,000
uncultivated and/or wooded land sq. m. 142,000

Lot 3
uncultivated and/or wooded land sq. m. 45,000

The farm has:

8 finely furnished farmhouse rooms, relaxation room, breakfast room and area dedicated to display and sale of local products.

A large room suitable for catering complete with services, but with a kitchen not suitable for collective catering.

A large apartment inhabited by the janitor.

A small apartment inhabited during the summer by workers.

Cellar and offices.

The cellar is equipped with stainless steel, wooden and concrete wine containers.

Bottling line.

Winemaking equipment.

Production

The company currently produces about 35,000 bottles, which are marketed directly on the farm or through sales to restaurateurs or private individuals mainly on site. Small quantities abroad and in the rest of Italy.

Turnover is about 250,000 euros annually including agritourism activities (no catering) and wine sales.

The farm is saleable as a whole or separately:

In view of the consistency of buildings and land, we consider this investment very interesting for those who intend to enter in a combined and synergistic way the wine and tourism sectors in an area, that of Monferrato, in full development, in consideration of the acceleration imparted by the recent entry into the UNESCO World Heritage Site.

DETTAGLI IMMOBILE:

Stato Immobile:	For renovation
Camere:	12
Bagni:	11
Altitudine:	450 m s-l-m-
Posizione:	Isolated
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, Electricity
Superficie Totale Mq:	2315
Superficie Abitabile Mq:	970
Classe Energetica:	in progress
Tipo Di Riscaldamento:	A wood
Accessibilita:	Municipal roads paved
Altre Caratteristiche:	Vineyard, Garden, Courtyard, Terrace, Winery, Parking space, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding, Golf courses
Terreno Mq:	432000
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Orientamento Terreno:	South
Primo Centro Abitato:	15 km Cortemilia
Mare:	48 km Savona
Numero Stanze:	25

