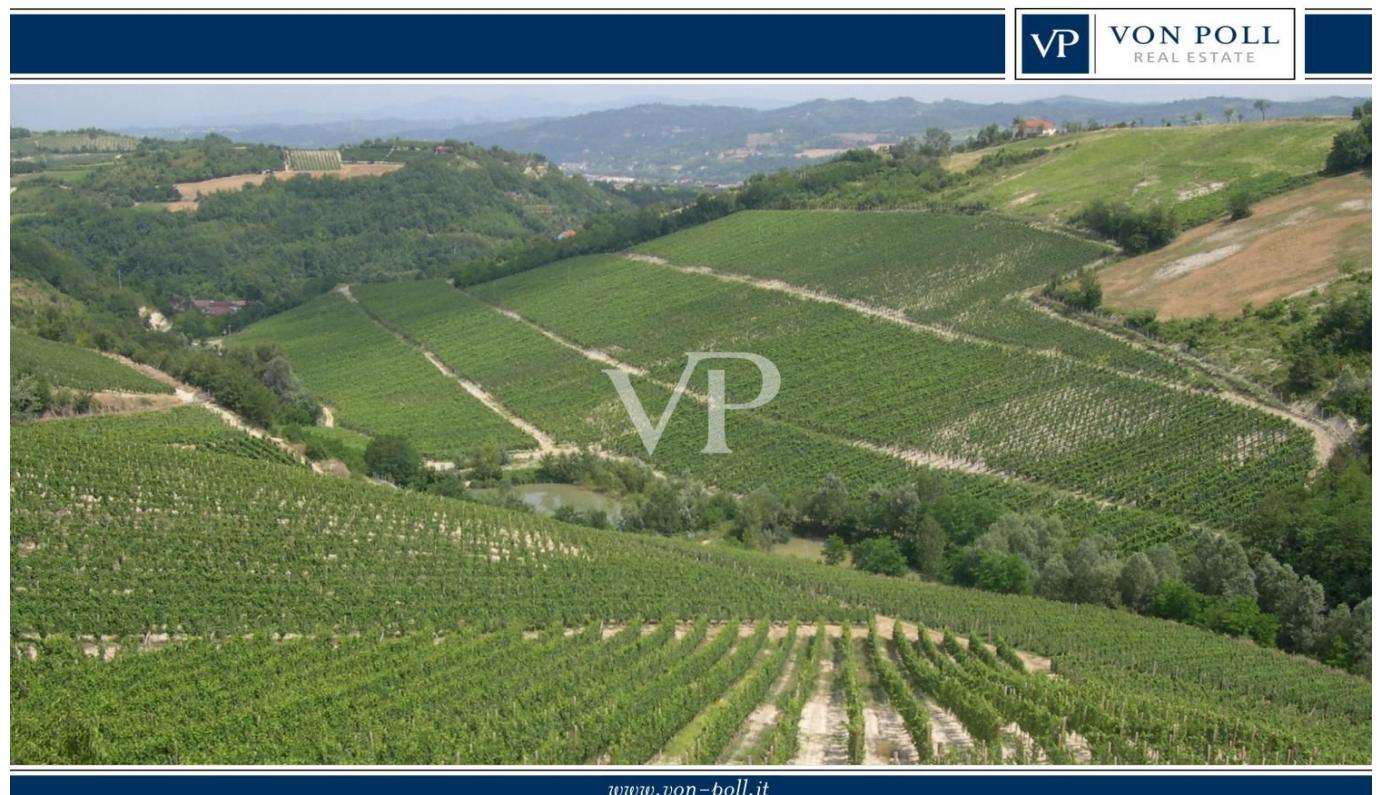


Terzo – Piemonte

Prestigious wine estate in the heart of Monferrato

Property ID: IT252941982



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PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 500.000 m² • LAND AREA: 500.000 m²

Property ID: IT252941982 - 15010 Terzo – Piemonte

-  At a glance
-  The property
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-  Contact partner

Property ID: IT252941982 - 15010 Terzo – Piemonte

At a glance

| | | | |
|----------------------|----------------------------|----------------|----------------------------|
| Property ID | IT252941982 | Purchase Price | 4.500.000 EUR |
| Living Space | ca. 500.000 m ² | Commission | Subject to commission |
| Available from | 18.12.2025 | Total Space | ca. 500.000 m ² |
| Year of construction | 1900 | | |

Property ID: IT252941982 - 15010 Terzo – Piemonte

Energy Data

| | |
|--------------------|---|
| Type of heating | Stove |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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The property



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The property



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The property



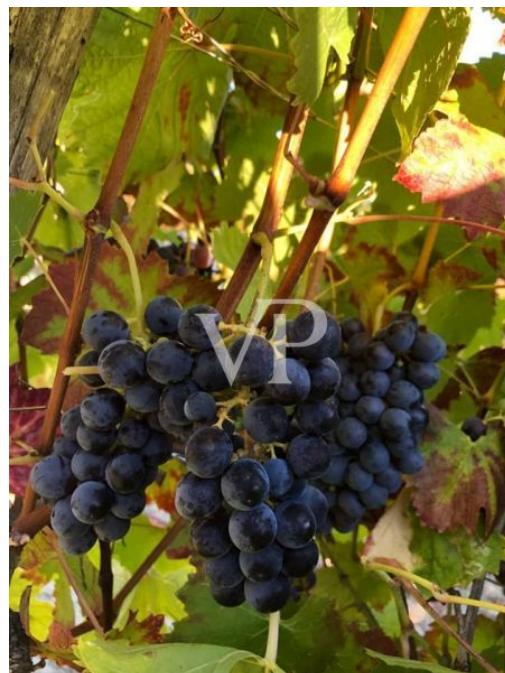
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The property



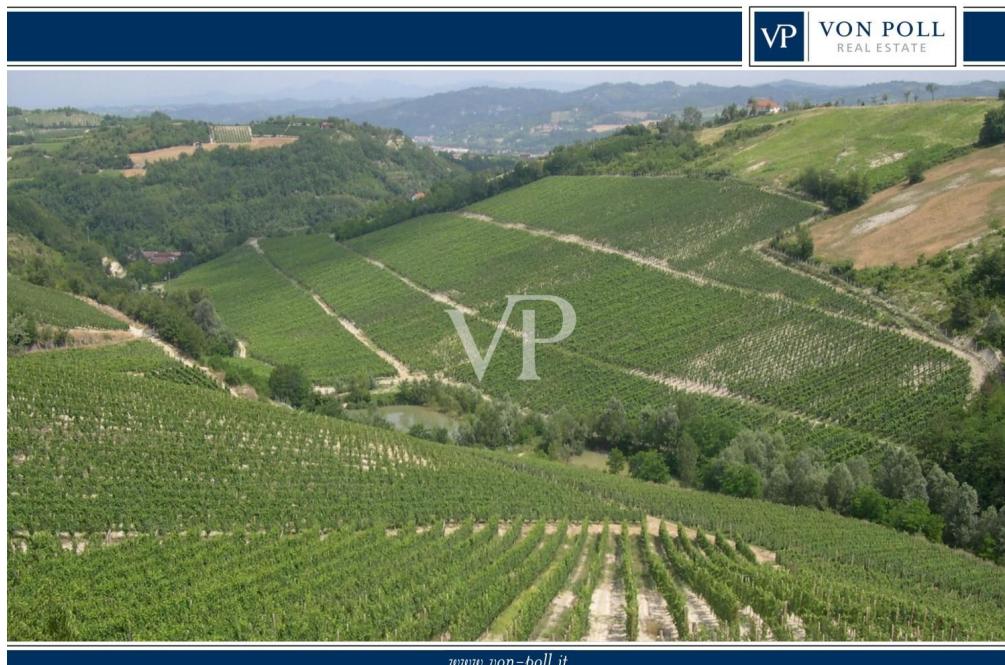
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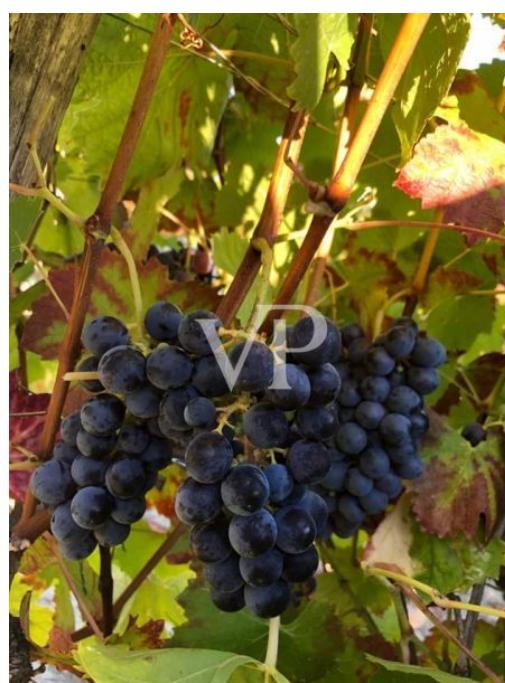
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The property



Property ID: IT252941982 - 15010 Terzo – Piemonte

A first impression

In the heart of the UNESCO heritage hills of Monferrato, we offer for sale a 50-hectare winery complex, set in a landscape of rare beauty. Not far from Varazze and Albisola (seaside resorts) and bordering the Asti Langa, it is a highly renowned area in which steep hills and historic vineyards, white limestone soils and sunny southwestern exposures are part of the characteristics of these places that are ideal for optimal grape ripening.

Harvesting is done by hand and vinified in the area. Up to 9 types of wines are produced. No building cubage limits for any winery, housing, stable (equestrian center) projects. The complex consists of two wineries and three brands.

In this setting, we find the first rural building made of stone and exposed brick while the second building has been renovated. With three registered trademarks, we have 32 vineyards with replanting rights. This estate is renowned for the production of quality wines, with ideal exposures and soils highly suited to the cultivation of vines. The property is easily accessible and well connected to the main roads (a few kilometers from Acqui Terme and Alessandria).

Possibility of agritourism and wine tourism development

Established brand and commercial network

Possibility of collaboration

Incentives available for young entrepreneurs and foreign investors

Property ID: IT252941982 - 15010 Terzo – Piemonte

Details of amenities

Total area: 50 hectares, of which about 4400 hectares are planted with vines and 4/5 vine units to be planted

Grape varieties grown: Barbera, Dolcetto, Moscato, Cortese

Vineyard varieties

Training system: Guyot / spurred cordon

Soil composition: limestone

Exposure: south/southwest

Average annual production: up to 600,000 bottles

Certifications: DOC/DOCG

Buildings and equipment: Fully equipped cellar with steel tanks, barrels, bottling line, renovated manor house and another structure to be renovated

Warehouses and processing rooms 200m3

All agricultural equipment included in the sale

High wine vocation

Possibility of agritourism and wine tourism development

Established brand and commercial network

Possibility of collaboration

Altitude: 320/360 a.s.l.

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All about the location

Varazze and Albisola 1h.14

Alba 55minutes

Alessandria 44minutes

Acqui Terme 10minutes

Milan 1h.30

Asti 50minutes

Nearby airports

Turin 1h.45

Genoa 1h.13

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

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