

Terzo - Piemonte

# Prestigious wine estate in the heart of Monferrato

Property ID: IT252941982



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 500.000 m<sup>2</sup> • LAND AREA: 500.000 m<sup>2</sup>**

**Property ID: IT252941982 - 15010 Terzo - Piemonte**

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## At a glance

<b>Property ID</b>	<b>IT252941982</b>	<b>Purchase Price</b>	<b>4.500.000 EUR</b>
<b>Living Space</b>	<b>ca. 500.000 m<sup>2</sup></b>	<b>Object type</b>	<b>Plot</b>
<b>Available from</b>	<b>18.12.2025</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Year of construction</b>	<b>1900</b>	<b>Total Space</b>	<b>ca. 500.000 m<sup>2</sup></b>

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## Energy Data

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

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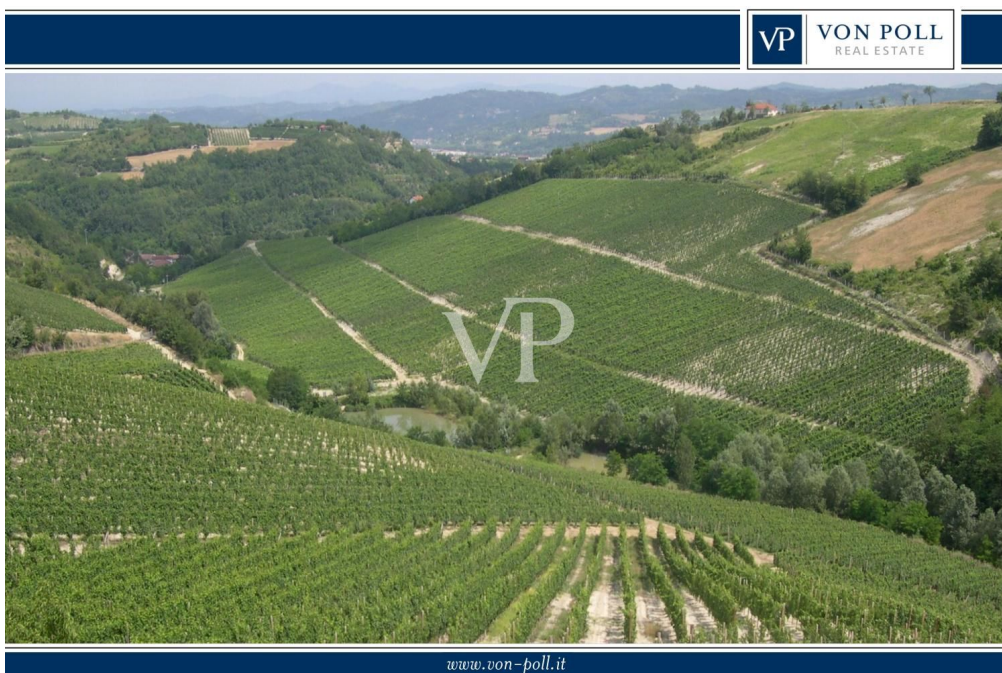
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## **A first impression**

**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**

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## **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 200m<sup>3</sup>**

**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**

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