

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

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252941982 - 15010 Terzo – Piemonte

## At a glance

Property ID	IT252941982
Living Space	ca. 500.000 m <sup>2</sup>
Available from	04.07.2025
Year of construction	1900

Purchase Price	4.500.000 EUR
Commission	Subject to commission
Total Space	ca. 500.000 m <sup>2</sup>

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.



Property ID: IT252941982 - 15010 Terzo – Piemonte

## The property





Property ID: IT252941982 - 15010 Terzo – Piemonte

## The property



Property ID: IT252941982 - 15010 Terzo – Piemonte

## The property





Property ID: IT252941982 - 15010 Terzo – Piemonte

## The property





Property ID: IT252941982 - 15010 Terzo – Piemonte

## 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 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.



Property ID: IT252941982 - 15010 Terzo – Piemonte

## 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

Property ID: IT252941982 - 15010 Terzo – Piemonte

## 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](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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