



LA DOLCE VITA **CALOSSO**



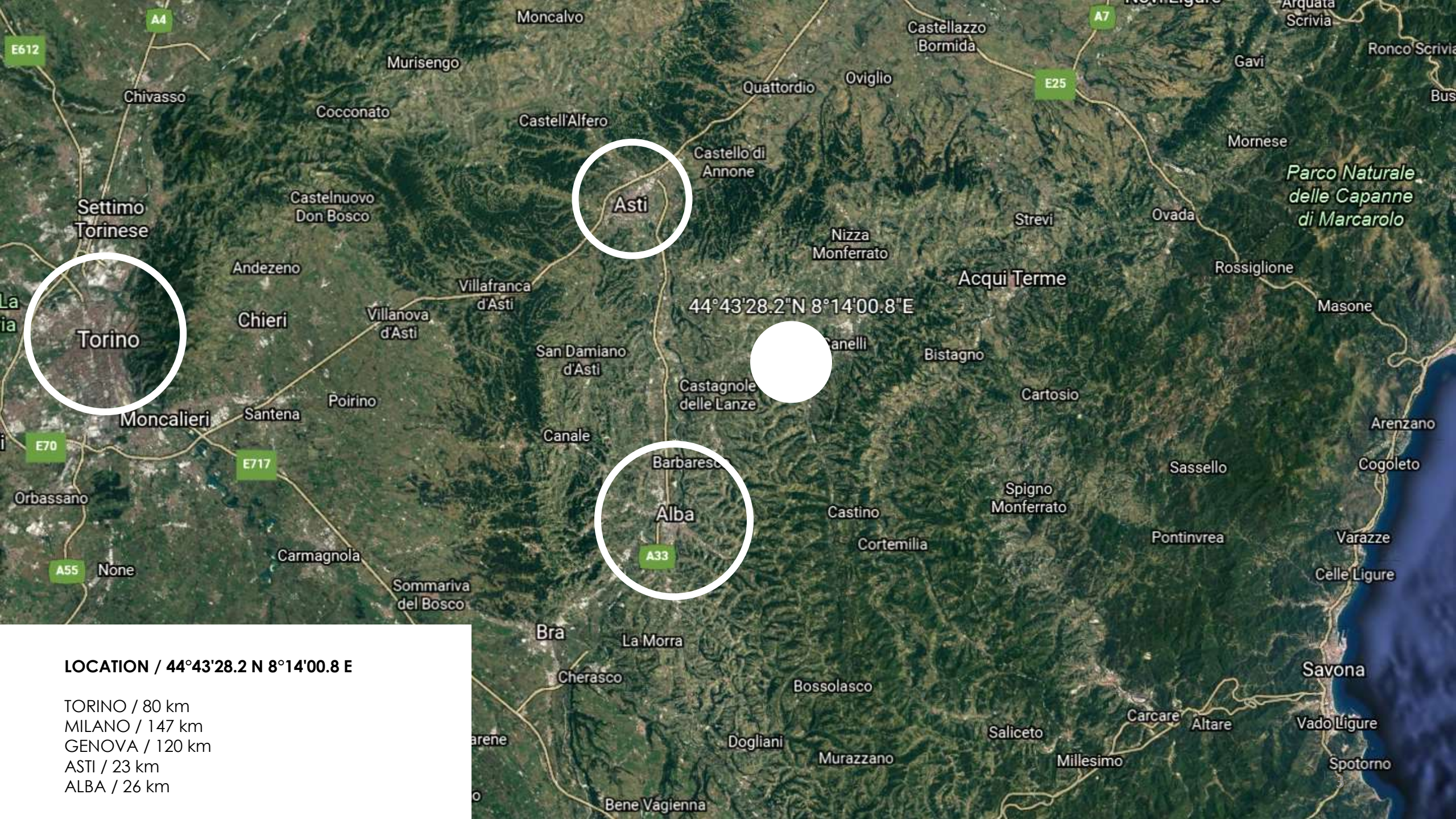
HAVE YOU EVER DREAMED OF EXPERIENCING ITALY'S "LA DOLCE VITA" AND OWNING AN ITALIAN VINEYARD?

FOR SALE for reduced to \$195,000

3 HA vineyard property, which equals 7.4 acres, producing Moscato d'Asti DOCG, an abbreviation for an Italian protected grape growing wine region. The villa is currently uninhabited and needs extensive renovation but this could be your "Under the Piedmont Sun Dream Villa and Vineyard"! Plus there is the possibility to build up to a 4000+ square foot property of your dreams, including extensive outdoor terraces, gardens, and a swimming pool with the support of the local Italian and German-educated architects who live close by. Please see an example of the attached design proposal attached For further information please contact Katrin Wichelhaus & Rosario Distaso tel: +39 035 074 3348 Email: info@bloomscape.org

A half-mile winding private road through the vineyards leads you to the top of a hill that provides 360-degree views of neighboring vineyards and the distant Alps. It is no surprise that the Langhe wine region in 2014 was designated a UNESCO world heritage site. Once you see this beautiful and relatively undiscovered touristic area you will understand and appreciate that these distinct winegrowing areas are exceptional and make for a unique, wondrous landscape of vineyards, hills, farms, villages, churches, and castles.

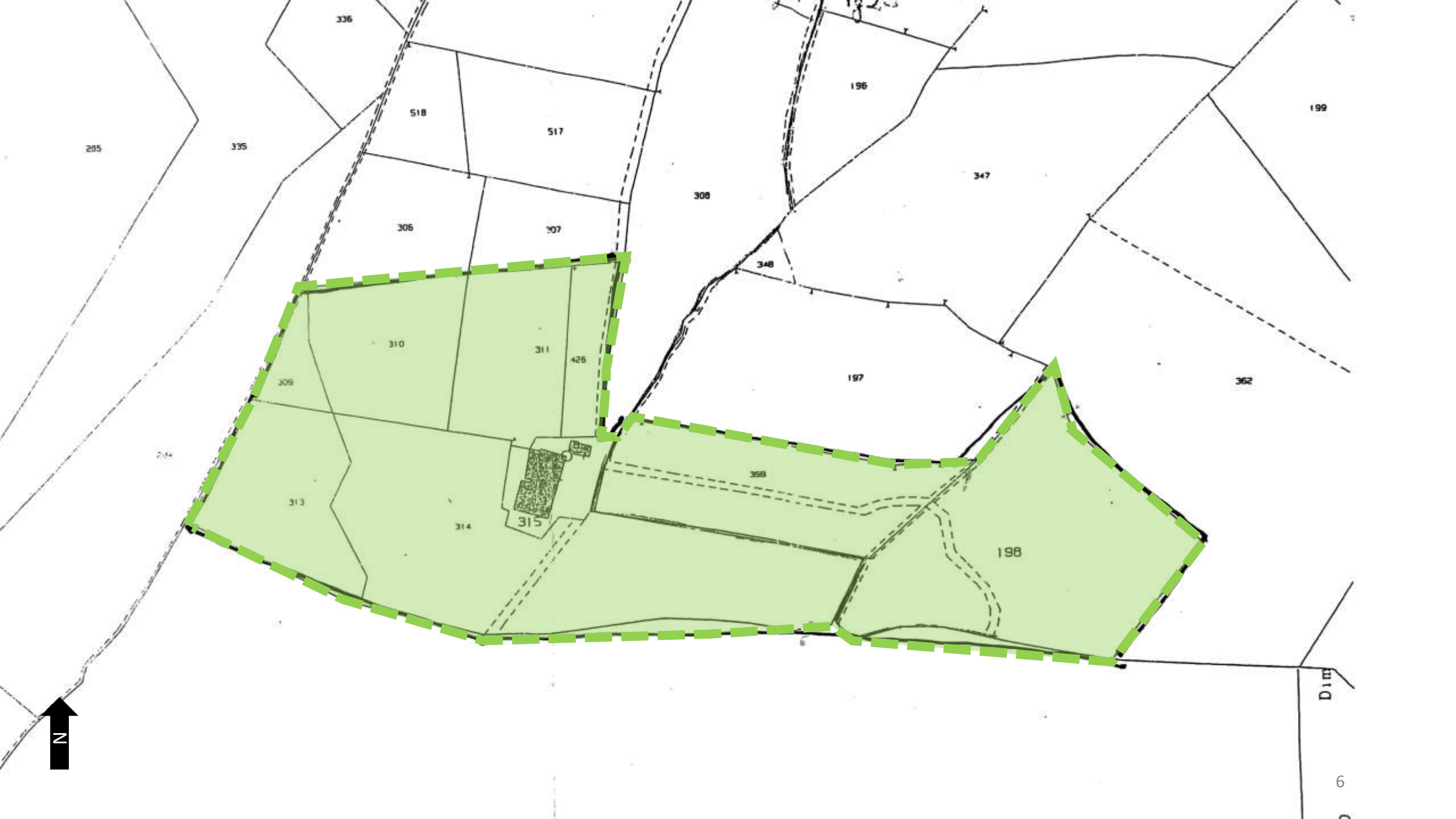
Approximately two-thirds of the area of Calosso, and by far the greatest part of the land is devoted to vineyards. Production is on a relatively small scale: this 10 square kilometers (4 sq mi) or so is divided between 380 farms and the total annual production of wine is around 4,900,000 liters (1,300,000 US gal). We look forward to welcoming you to your Piemonte Paradise!



LOCATION / 44°43'28.2 N 8°14'00.8 E

- TORINO / 80 km
- MILANO / 147 km
- GENOVA / 120 km
- ASTI / 23 km
- ALBA / 26 km

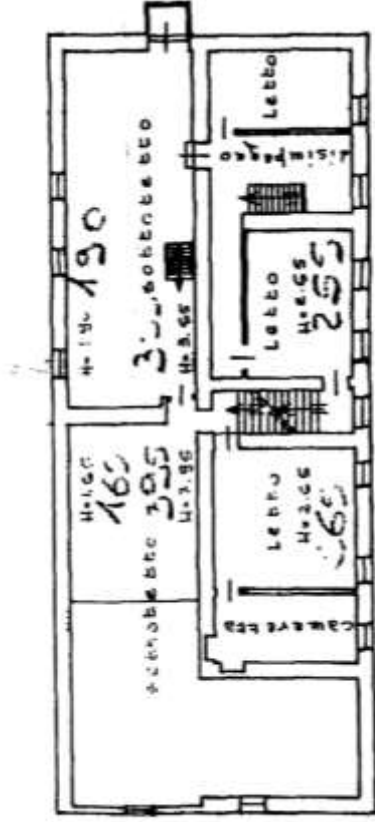




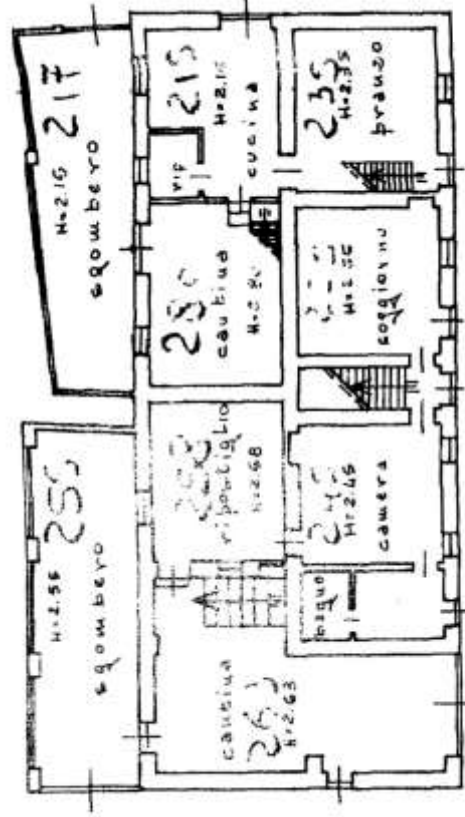
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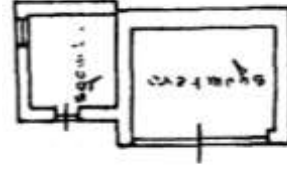
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PIANO PRIMO



PIANO TERZO



PIANO INTERRATO

BUILDING DATA

GROUND FLOOR / 210 sqm
FIRST FLOOR / 210 sqm
BASEMENT / 35 sqm
OTHERS / 30 sqm
VOLUME / ca. 1.250 m³
LAND / 3 ha



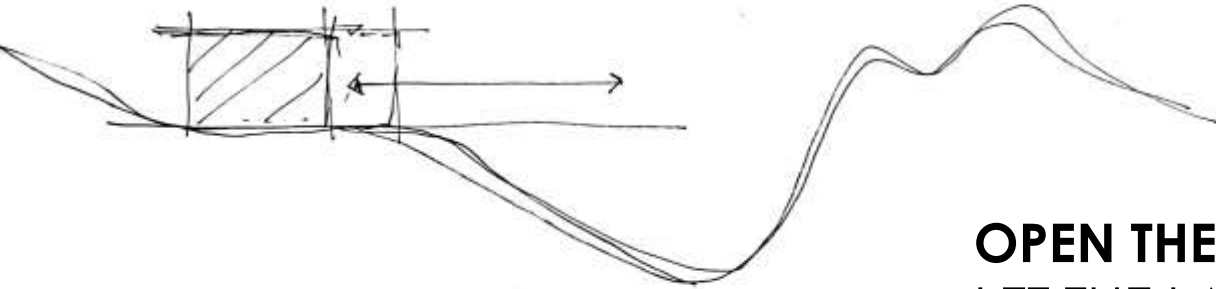
DESIGN PROPOSAL

by

bloomscape

ARCHITECTURE & DESIGN STUDIO

LA DOLCE VITA **CALOSSO**



OPEN THE VIEW
LET THE LANDSCAPE IN



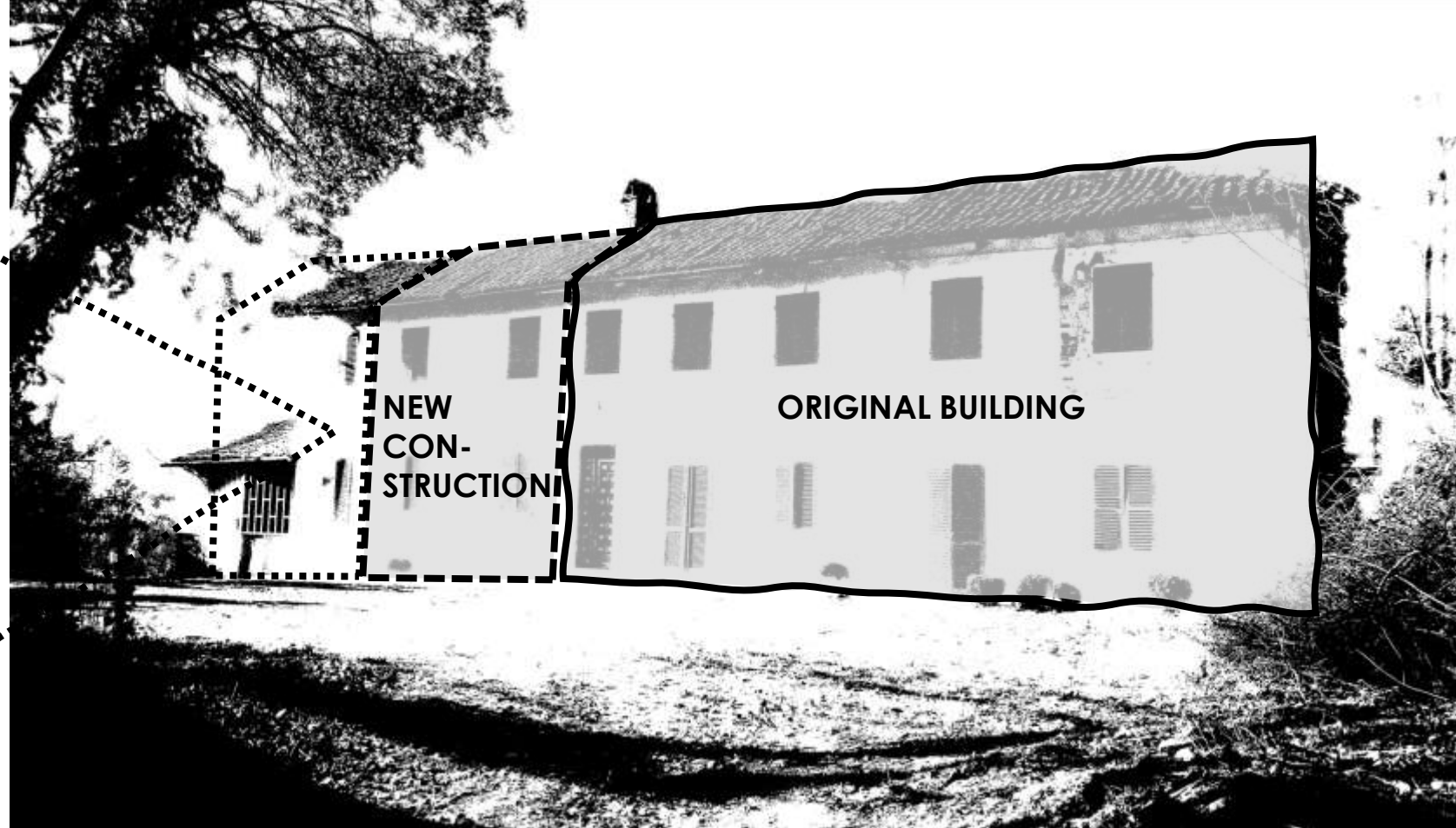


Santuario Madonna
della Neve











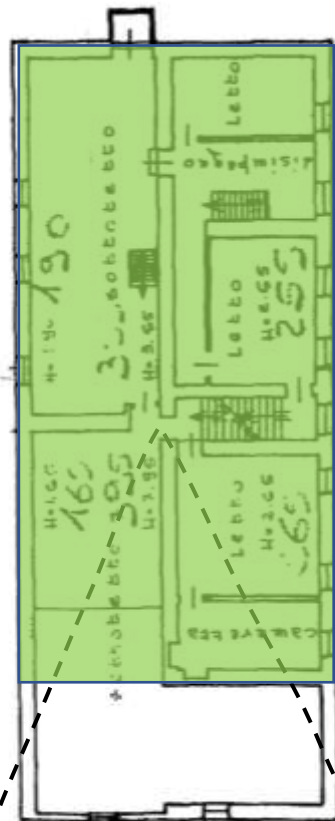
NEW CONSTRUCTION
with regional material

ORIGINAL BUILDING





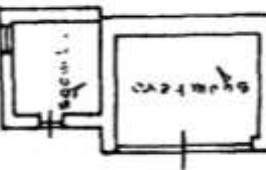
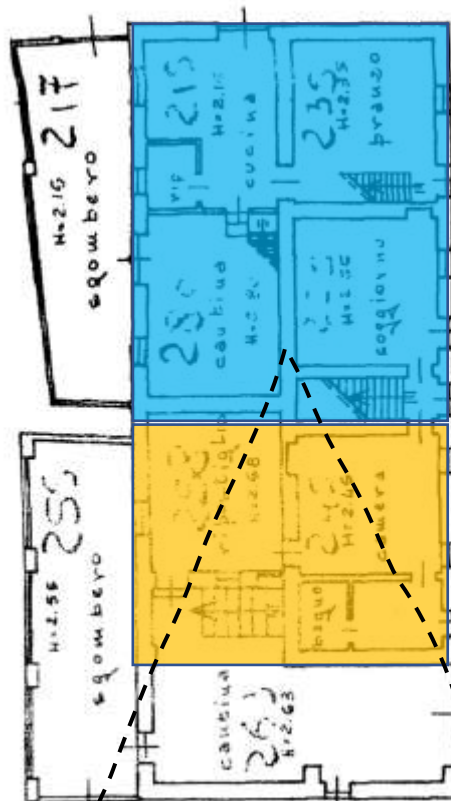
FIRST FLOOR



PIANO PRIMO

SLEEPING

GROUND FLOOR



INDOOR LIVING

PIANO TERZO

OUTDOOR LIVING











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