

**BEAUTIFUL VINEYARD NEAR MONACO****For sale Italy****5 000 000 €**

Perched atop a hill at an elevation of 1,200 feet, and protected from cold winds by the Alpes Maritimes, the vineyard spans an area of five hectares. The vines are trained according to the Guyot pruning method, typical of Rossese, a local grape variety of the region. This grape variety thrives particularly well on calcareous and rocky soils.

Product type	Other product	Num rooms	-
Land area	5 000 m ²	Num bedrooms	5
View	mountain	City	Dolceacqua
Exposure	west	Country	Italy

The wines are aged in oak barrels and steel vats, for a total production of about 40,000 bottles per year.

Four grape varieties are grown on the estate: Rossese, Vermentino, Syrah and Touriga. They give rise to ruby red wines with purplish reflections, with a distinctive, intense but delicate aroma.

In an olive grove, surrounded by vineyards and overlooking the sea, Altavia offers its guests two magnificent stone villas that have just been completed. Inside, the furniture is simple but elegant, just like the building materials used. The wooden ceilings harmonize perfectly with the color of the stone; The patinated iron elements contrast with the modernity of the steel.

Outside, in the garden surrounded by olive trees, a refreshing swimming pool invites you to relax. Everything seems to evoke a magical and distant world, now forgotten: Dolceacqua, Sanremo, Monaco and the French Riviera are only a few kilometers away... nearby.





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