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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1481 – **UMBRIAN ESTATE**

STATE-OF-THE-ART, MULTI-AWARDED WINE ESTATE FOR SALE IN MONTEFALCO, UMBRIA

Montefalco – Perugia – Umbria

[VIEW ON OUR WEBSITE](#)



Interiors
3,100 sqm

Bedrooms
11 (up to 15)

Bathrooms
15+

Swimming pool
15 x 5 m

Land
23.4 ha

Vineyards
8.0 ha

Bottles of wine
60,000 max

Olive grove
2,300 trees

Oil
2,000 kg

In the heart of Italy, on the beautiful Umbrian hills, this prestigious wine estate with its 23.4 hectares of land (including 8.0 ha of vineyards) is ideal for those looking for a well-established business (as proven by the high ratings on important magazines, both for wines and accommodation). The property (3,100 sqm) features 11 bedrooms for the guests, a wellness center with gym and pool, and a state-of-the-art wine cellar capable of producing up to 60,000 bottles of wine per year.

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SUMMARY OF THE PROPERTY

REFERENCE #: 1481 – UMBRIAN ESTATE

TYPE: wine estate with accommodation business

CONDITIONS: excellent, luxury finishes

LOCATION: hilly, panoramic

ACCESS: excellent, unpaved road

INTERIORS: 3,100 square meters (33,345 square feet)

BEDROOMS: 11 (up to 15)

BATHROOMS: 15+

ANNEXES: guesthouse, greenhouse

GARDEN: yes, well maintained

SWIMMING POOL: 15 x 5 m (indoor)

MAIN FEATURES: cellar, indoor swimming pool, Turkish bath, olive grove, vineyard, guesthouse, garden, hosting activity, fitness area, stone walls, parquet floors, panoramic view, stone floors, wooden beams, *COR-TEN* steel beams

TOTAL LAND: 23.4 hectares (57.8 acres)

VINEYARDS: 8.0 hectares (+ 3.0 ha rented)

WINE PRODUCTION: up to 60,000 bottles / year

OLIVE GROVE: 8.4 hectares (2,300 trees)

OIL PRODUCTION: up to 2,000 kg / year

ELECTRICITY: already connected + photovoltaic system (18 kW)

WATER SUPPLY: mains water + private well (110 m)

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: biomass boiler (150 kW, wood and/or pellet) + LPG boilers

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Montefalco (13km; 20'), Foligno (15km; 25'), Assisi (22km; 30'), Perugia (37km; 45'), Spoleto (37km; 40'), Tuoro sul Trasimeno (65km; 55'), Gubbio (70km; 1h), Orvieto (78km; 1h 25'), Montepulciano (95km; 1h 25'), Pienza (117km; 1h 45'), Siena (140km; 1h 45'), Rome (149km; 2h 10'), Florence (184km; 2h 20'),

CLOSEST AIRPORTS

Perugia San Francesco (26km; 30'), Ancona R. Sanzio (134km; 1h 40'), Roma Ciampino (163km; 2h 5'), Roma Fiumicino (178km; 2h 10'), Firenze A. Vespucci (200km; 2h 15'), Grosseto C. Baccharini (210km; 2h 30'), Pisa G. Galilei (261km; 3h)

UMBRIAN ESTATE

In the heart of Italy, on the beautiful **Umbrian hills**, this prestigious **wine estate** with its 23.4 hectares of land (including **8.0 ha of vineyards**) is ideal for those looking for a well-established business (as proven by the high ratings on important magazines, both for wines and accommodation). The property (3,100 sqm) features 11 bedrooms (up to 15) and a **state-of-the-art wine** cellar capable of producing up to **60,000 bottles of wine per year**.



Located a short distance from a small town (2km; 5') with all the necessary services, the estate is easily reached via a well-maintained unpaved road and grants a quick access to several famous cities and towns of **Umbria** (Montefalco, Assisi, Perugia, Spoleto, Gubbio, Orvieto...) beautiful Orvieto (78km; 1h 25').

DESCRIPTION OF THE BUILDINGS

The **main building** of the property is laid out onto four floors, of which two underground and two above-ground intended for different purposes.

On the **underground floors**, in order to limit the waste of resources and energy, there is the modern and ample **cellar** (1,528 sqm – 16,420 sqft) made up of a processing local, a storage room also acting as a bottling room, an ageing cellar, direct sales locals, a vehicle shelter, some depots and service rooms for water.



On the **ground floor** and **first floor** we find the **residential units** (1,572 sqm – 16,914 sqft) for a total of 9 bedrooms (with en-suite bathrooms) currently usable but up to 13 by reworking the greenhouse local which is already designed for it.

There is then a **recreation area** equipped with a **15 x 5 m indoor swimming pool**, service locals and a **fitness area** with Turkish bath and gym.



The **guesthouse** (97 sqm – 1,044 sqft) grants two additional bedrooms for guests and/or clients.

Right next to the buildings is a well-maintained **4,000-sqm garden** fitted with an automated irrigation system. On the garden there are also a fountain and a covered area (36 sqm – 387 sqft) perfect for al fresco dining or just as a recreation area. On the first floor we can find a **spacious terrace** (146 sqm – 1,571 sqft).



STATE AND FINISHES

The structures were built between 2008 and 2011, thus carefully respecting the anti-seismic standards imposed by the Italian law.

On the outside, buildings are realized in clear stone.

On the inside, roofs are sustained by wooden beams or by wooden trusses in the residential section, while in the cellar we can see the COR-TEN steel beams constituting the backbone of the building. Floors are covered in parquet in the residential area, while the cellar is tiled with worked stone. The pool area is tiled in stone too.

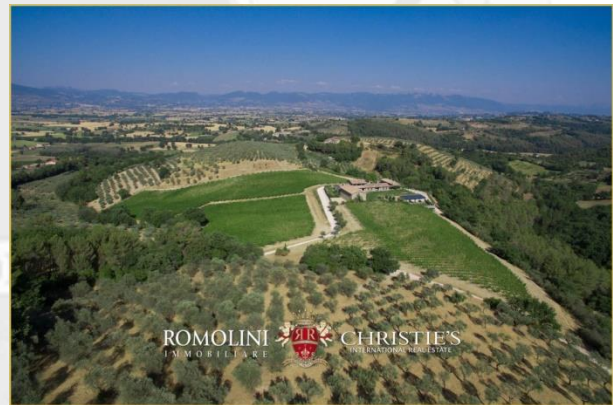


Internal walls are mainly plastered and painted white, but in several sections of the property stones have been left visible.

The numerous windows allow light to enter the buildings, thus warming the rooms.

EXTERIORS AND PRODUCTION DETAILS

The property is located on a hilly position and spans approximately **23.4 hectares (57.8 acres)**.



Backbone of the estate are the **vineyards** registered as **Sagrantino di Montefalco DOCG** and **Trebbiano Spoletino IGT**. The estate is also renting from a nearby estate further 3.0 ha of vineyards registered as Sagrantino di Montefalco DOCG.

- **Vineyard surface:** 8.0 ha (owned) + 3.0 ha (rented)
- **Varieties:** Trebbiano Spoletino (50%) and Sagrantino (50%)
- **Altitude:** 260 – 320 m
- **Density:** 5,500 vines / ha
- **Terrain composition:** clayish, marly-arenaceous
- **Yearly production:** up to 450 hl (~ 60,000 bottles)
- **Market reached:** Belgium, Canada, Denmark, France, Germany, Italy, Netherland, Poland, Sweden, Switzerland, Thailand, United States of America
- **Containers in the cellar:** stainless steel fermentation vats (total capacity 1,000 hl), Slavonian oak barrels (total capacity 600 hl)

Right behind is the **olive grove** (8.4 hectares) with its 2,300 trees or Moraiolo, Frantoio and Lecino varieties. Yearly production can reach up to 2,000 kg of olive oil if the season is good.

The remaining part of the estate is covered in woodland (4.3 ha) and arable land (2.7 ha) which could be used to further expand the vineyards.

USE AND POTENTIAL USES

The estate is mainly devoted to the production on wine and only recently (since 2015) was the olive grove recovered and brought back to a productive state. The accommodation business is well established and provides good financial results, thanks also to a very good positioning on the web.



The presence of 11 bedrooms (plus 4 more obtainable by reworking the greenhouse) allows the owner to host several guests, allowing an increase to the business' income.







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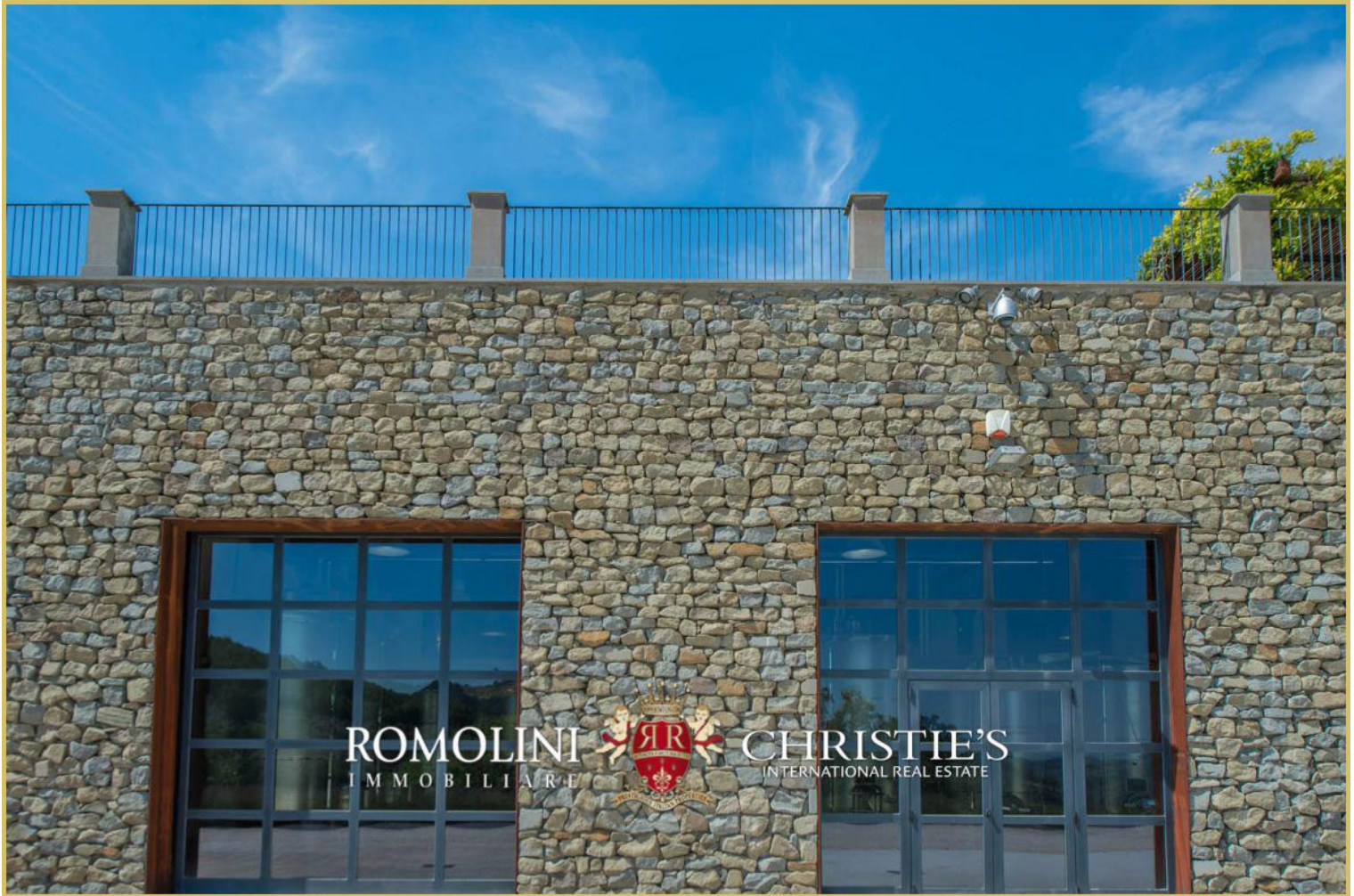
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