



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1737 – BOLGHERI ESTATE

## WINE ESTATE WITH BOLGHERI SUPERIORE DOC VINEYARDS FOR SALE IN TUSCANY

**Bolgheri – Livorno – Tuscany**

[www.romolini.co.uk/en/1737](http://www.romolini.co.uk/en/1737)



**Interiors**  
9,800 sqm

**Bedrooms**  
Up to 10

**Bathrooms**  
Up to 10

**Land**  
40.0 ha

**Vineyards**  
31.0 ha

**Bottles of wine**  
360,000 max

**Olive grove**  
8,0 ha

Roughly 5 km from Bolgheri, in the heart of the renowned wine production area, winery with 31.0 ha of vineyards (15.0 ha Bolgheri Rosso DOC + 5.0 ha Bolgheri DOC Vermentino + 11.0 ha Toscana IGT), modern wine cellar and ample house to be completed, ideal both as a private residence and as a starting point for an Agriturismo.

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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1737 – BOLGHERI ESTATE

**TYPE:** Bolgheri DOC wine estate

**CONDITIONS:** restored

**LOCATION:** hilly, not far from the sea

**MUNICIPALITY:** Bolgheri

**PROVINCE:** Livorno

**REGION:** Tuscany

**INTERIORS:** 9,800 square meters (105,448 square feet)

**TOTAL ROOMS:** 25+

**BEDROOMS:** up to 10

**BATHROOMS:** up to 10

**MAIN FEATURES:** modern wine cellar, house to be completed, Bolgheri Superiore DOC vineyards, Bolgheri Vermentino DOC vineyards, secular olive trees

**LAND:** 40.0 hectares (98.8 acres)

**GARDEN:** to be landscaped

**ANNEXES:** no

**ACCESS:** excellent

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private wells

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** municipal network

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Bolgheri (5km; 5'), Marina di Bibbona (7km; 10'), Castagneto Carducci (11km; 15'), Piombino (40km; 35'), Volterra (44km; 50'), Follonica (45km; 35'), Punta Ala (65km; 55'), Castiglione della Pescaia (66km; 1h), Livorno (67km; 55'), Pisa (74km; 1h), San Gimignano (75km; 1h 30'), Grosseto (88km; 1h), Florence (124km; 1h 50'), Siena (156km; 1h 45')

## CLOSEST AIRPORTS

Pisa Galilei (70km; 45'), Grosseto Baccarini (89km; 1h), Firenze Vespucci (124km; 1h 40'), Bologna Marconi (211km; 2h 35'), Roma Fiumicino (259km; 2h 45'), Roma Ciampino (278km; 3h)



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## BOLGHERI ESTATE

Roughly 5 km from **Bolgheri**, in the heart of the renowned wine production area, **winery** with 31.0 ha of vineyards (15.0 ha **Bolgheri Rosso DOC** + 5.0 ha **Bolgheri DOC Vermentino** + 11.0 ha **Toscana IGT**), modern wine cellar and ample house to be completed, ideal both as a private residence and as a starting point for an Agriturismo.

The estate owns directly 15.0 hectares of vineyards, while the remaining 16.0 hectares are rented from a third party with a contract until 2043. Automatic renewal of the contract has been agreed since costs for rights and planting operations have been paid by those who manage and use the land (when originally rented the plot of land was not covered in vineyards).

## THE VINEYARDS OF THE ESTATE

The whole owned vineyard (15.0 ha) is registered as **Bolgheri Rosso (Superiore) DOC**, while the rented vineyards includes 5.0 ha of **Bolgheri DOC Vermentino**. The remaining surface (11.0 ha) is registered as **Toscana IGT**. The vineyards are enclosed by approximately **8.0 hectares of secular olive trees** dividing the plot of land from each other.

The peculiarity of the vineyards in the area of Bolgheri and Castagneto Carducci is the fact that the hills to the east shelters the vines from the winds, while the summer climate is always mitigated by the presence of the sea. The sunny weather of the coast allows grapes to ripen in a regular manner, so that the fruits have always very precise characteristics.

Currently, taking into account the available surface and the maximum potential production for each wine, one can consider a maximum yearly production of approximately **360,000 bottles** between Bolgheri Rosso DOC and Bolgheri Rosso Superiore DOC (113,000 bottles), Bolgheri Vermentino DOC (52,000 bottles) and Toscana IGT (195,000 bottles).

## DESCRIPTION OF THE BUILDINGS

The **wine cellar** (over 9.000 sqm – 96,840 sqft including the winemaking rooms, the ageing cellar, several storage rooms, a tasting area and the bottling/packaging line) was recently built, using reinforced concrete and steel, reducing its environmental impact to a minimum. The ample spaces and the very rational organization of the rooms grant flexibility and efficiency during production.

Total capacity of the cellar is roughly 8,000 hl with steel vats, among which 6,200 hl of temperature-controlled containers. The ageing barrique room includes 450 barrels (totaling 1,000 hl) with the possibility of increasing this number to 650 barrels (1,350 hl in total).

The bottling line works at a rate of 1,000 bottles per hour. The storage rooms can accommodate up to 100,000 bottles for aging and there are over 1,500 sqm of room to store wine in a temperature-controlled environment.

The remaining spaces are used for hygienic services and dressing rooms for the staff and guided tours for the guests who are then able to witness all the phases of winemaking.

Right above the wine cellar is an **ample residence** (roughly 800 sqm – 8,608 sqft) which is sold in builder's finish inside (the exteriors are completed). The building could be used either as a private residence for the owners or as a starting point for an Agriturismo which could also offer guided tours inside the cellar and in the vineyards, with wine tasting and gastronomic tours.