

Ref. 1761 – PODERE MONTALCINO

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FARMHOUSE WITH 74.1 HA OF LAND AND WINE CELLAR FOR SALE IN MONTALCINO, TUSCANY

Montalcino – Siena – Tuscany**Interiors**
1,600 sqm**Bedrooms**
6 (up to 10)**Bathrooms**
5 (up to 10)**Total land**
74.1 ha

On the hills of Montalcino, in a very quiet area characterized by gentle hills covered with vineyards and woods, 74-ha estate with rustic farmhouse and wine cellar for sale. The property, in excellent condition, currently houses three flats and could easily be adapted for accommodation. The land is very suitable for planting vineyards that could be easily exploited thanks to the wine cellar present.

SUMMARY OF THE PROPERTY

REFERENCE #: 1761 – PODERE MONTALCINO

TYPE: rustic farmhouse with wine cellar

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 1,600 square meters (17,216 square feet)

TOTAL ROOMS: 20

BEDROOMS: 6 (up to 10)

BATHROOMS: 5 (up to 10)

ANNEXES: storage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, loggia, original fireplaces, garden, paved courtyard, wooden fixtures, ruins to be restored, wine cellar, possibility of buying nearby vineyards

EXTERIOR: 74.1 hectares (183.1 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Montalcino (18km; 25'), Buonconvento (18km; 30'), Abbazia di Sant'Antimo (28km; 40'), Civitella Marittima (39km; 40'), Pienza (40km; 50'), Montepulciano (54km; 1h 10'), Siena (60km; 1h 15'), Grosseto (60km; 1h), Castiglione della Pescaia (81km; 1h 20'), Arezzo (99km; 1h 35'), Follonica (100km; 1h 25'), Florence (131km; 2h 15')

CLOSEST AIRPORTS

Grosseto C. Baccarini (64km; 1h), Perugia Sant'Egidio (127km; 2h), Firenze A. Vespucci (142km; 2h 10'), Pisa G. Galilei (208km; 2h 25'), Bologna G. Marconi (220km; 3h), Roma Ciampino (236km; 3h 10'), Roma Fiumicino (229km; 2h 40')

PODERE MONTALCINO

On the hills of **Montalcino**, in a very quiet area characterized by gentle hills covered with vineyards and woods, **74-ha estate** with **rustic farmhouse** and **wine cellar** for sale. The property, in excellent condition, currently houses three flats and could easily be adapted for accommodation. The land is very suitable for planting **vineyards** that could be easily exploited thanks to the wine cellar present.

The property is surrounded by hills covered with vineyards and woods and enjoys excellent privacy: the nearest amenities are in **Montalcino** and **Buonconvento** (both about half an hour's drive away). The most famous art cities of **Tuscany** are however less than two hours' drive away.

DESCRIPTION OF THE BUILDINGS

The heart of the winery is a **rustic farmhouse** (1,000 sqm – 10,760 sqft, 6 bedrooms and 5 bathrooms) on two floors, which has been entirely renovated and is partly used for production and partly for living quarters. The **wine cellar** (approximately 700 sqm – 7,532 sqft) occupies the whole ground floor of the building and houses all the rooms necessary for processing grapes and producing wine, all in an air-conditioned environment. The premises have been rented since 2020 to a local company that uses them to process its grapes, with a contract expiring in October 2025. The upper floor (approx. 300 sqm – 3,228 sqft) is instead used for living and is currently divided into three apartments with independent access:

- **Apt. A:** living room with fireplace, dining room, kitchen, three bedrooms and two bathrooms;
- **Apt. B:** living room with kitchen, two bedrooms and bathroom;
- **Apt. C:** living room with kitchen, bedroom and bathroom.

Not far from the farmhouse, in the middle of the woods, are the **remains of a Sienese castle**, classified as an asset of notable architectural and artistic interest. The recovery of the property would allow for a significant expansion of the farmhouse (approximately 600 sqm – 6,456 sqft of additional volume).

EXTERIOR

The property extends over a total of **74.1 hectares (183.1 acres)** in a hilly position. Excluding the gardens and woods (approx. 46.5 ha), a significant part of the estate is made up of **arable land** (25.7 ha) characterized by excellent exposure: of this, 20.0 ha are suitable for vineyards and the property has replanting rights for approximately 15.0 ha of vines. The farm is completed by a **small olive grove** (approx. 1.0 ha) that produces an excellent Tuscan extra virgin olive oil.

It is also possible to purchase with separate negotiation several hectares of vineyards in the immediate vicinity of the property.



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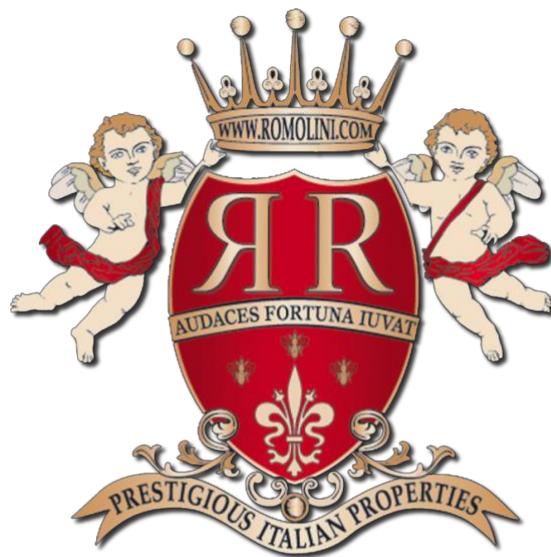


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