



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1789 – ROMAGNA DOC WINERY

€ 1.300.000

## AWARD-WINNING BOUTIQUE WINERY FOR SALE IN EMILIA-ROMAGNA, ITALY

Ravena – Ravenna – Emilia-Romagna

[www.romolini.co.uk/en/1789](http://www.romolini.co.uk/en/1789)



**Interiors**  
335 sqm

**Bedrooms**  
3

**Bathrooms**  
3

**Land**  
13.4 ha

**Vineyards**  
1.8 ha

**Bottles of wine**  
19,500 max

On the hills bordering the Tuscan-Romagnolo Apennines, not far from Faenza, boutique winery with 1.8 hectares of vineyards and private house. The residence offers 3 bedrooms and 3 bathrooms on two floors and was renovated in 2012. The winery, equipped for wine making, was built in 2013 and allows the production of wines which are highly appreciated by experts in the field (approx. 19,500 bottles per year).

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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1789 – ROMAGNA DOC WINERY

**TYPE:** estate with private house, wine cellar and vineyards

**CONDITIONS:** partially restored

**LOCATION:** hilly

**MUNICIPALITY:** Ravenna

**PROVINCE:** Ravenna

**REGION:** Emilia-Romagna

**INTERIORS:** 335 square meters (3,605 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 3

**BATHROOMS:** 3

**MAIN FEATURES:** stone walls, wooden beams, rib vaults, barrel vaults, fireplace, vineyards, olive grove, equipped cellar, stone floors, terracotta floors, brick-built arches, satellite-TV, automated gate

**LAND:** 13.4 hectares

**GARDEN:** yes, around the buildings

**ANNEXES:** cellar

**ACCESS:** unpaved road (500 m)

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Faenza (24km; 30'), Forlì (39km; 45'), Imola (39km; 50'), Ravenna (63km; 1h 10'), Cervia (64km; 1h 10'), Cesena (65km; 1h 5'), Bologna (78km; 1h 20'), Florence (91km; 2h 10'), Rimini (96km; 1h 25'), Riccione (102km; 1h 20'), San Marino (107km; 1h 30')

## CLOSEST AIRPORTS

Bologna Marconi (84km; 1h 10'), Firenze Peretola (102km; 2h), Ancona Falconara (179km; 2h), Venezia Marco Polo (232km; 2h 35'), Milano Linate (288km; 3h), Milano Malpensa (342km; 3h 40'), Roma Ciampino (358km; 4h 45'), Roma Fiumicino (373km; 4h 50')



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## ROMAGNA DOC WINERY

On the hills of **Emilia-Romagna**, on the edge of the Tuscan-Romagnolo Apennines, **winery** with 1.8 hectares of **vineyards**, a private home and an equipped **cellar**.

Easily reachable by a short stretch of unpaved road (500 m), the company is located not far from a center that offers all the necessary services (3km, 5') and allows easily moving around the region: Faenza with its famous ceramics (24km; 30'), Forlì (39km; 45'), Imola and its racing circuit (39km; 50'), the Byzantine capital of Ravenna (63km; 1h 10'), the exclusive maritime location of Cervia (64km; 1h 10'), Cesena (65km; 1h 5'), the medieval Bologna (78km; 1h 20'), the Renaissance Florence in Tuscany (91km; 2h 10'), Rimini (96km; 1h 25'), Riccione (102km; 1h 20') and the independent republic of San Marino (107km; 1h 30').

The most convenient airports to reach the property are Bologna Marconi (84km; 1h 10'), Firenze Peretola (102km; 2h), Ancona Falconara (179km; 2h), Venezia Marco Polo (232km; 2h 35'), Milano Linate (288km; 3h), Milano Malpensa (342km; 3h 40'), Roma Ciampino (358km; 4h 45') and Roma Fiumicino (373km; 4h 50').

## DESCRIPTION OF THE BUILDINGS

The **private house** (200 sqm – 2,152 sqft, 3 bedrooms and 2 bathrooms) was renovated in 2012 and is structured on two levels:

- **Ground floor:** living room with oven, study, dining room, kitchen and laundry room;
- **First floor:** living room, three bedrooms and two bathrooms.

The **winery** (135 sqm – 1,453 sqft) was built in 2013 and is equipped with all the necessary premises for wine making: cisterns for wine, barrel storage and storage area for bottles.

## EXTERNAL AREA

The property consists of a total of 13.4 hectares of land. The most important section is certainly the vineyard (1.8 ha) composed of Sangiovese vines only, planted at about 250 m of altitude. The wines produced are all of excellent quality as highlighted by special mentions and votes obtained in magazines such as *Gambero Rosso*, *Slow Wine* and *James Suckling*.

Forty (40) olive trees allow the production of a small amount of oil.

## DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 1.8 hectares
- **Varieties:** Sangiovese
- **Year of construction (cellar):** 2013
- **Altitude:** 250 m
- **Density:** 6,500 stump/ha
- **Year of plantation:** 2005
- **Training:** pruned-spur cordon, Guyot
- **Exposure:** south/south-west
- **Plantation:** 2.30 x 0.70 m
- **Soil composition:** clayish, muddy, calcareous
- **Yearly production:** ~ 19,500 bottles (18,000 ♦ + 1,500 ♦)
- **Maximum wine capacity:** 396 hl
- **Markets reached:** Australia, Canada, Germany, Italy, Switzerland, United Kingdom, United States



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## PRODUCED WINES

- ◆ **Romagna DOC + Riserva:** 100% Sangiovese
- ◆ **Ravenna IGT:** 100% Chardonnay

## USE AND POTENTIAL USES

The company is well established, with contacts for distribution in various European and non-European countries. By planting new vines it would be possible to increase wine production, thus guaranteeing an increase in revenues from the activity.

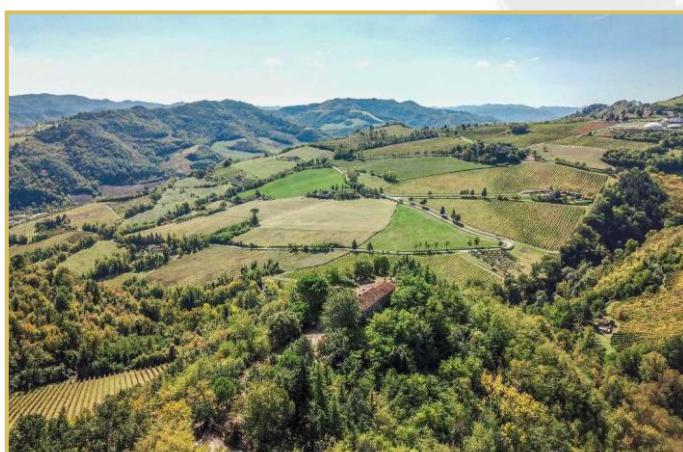




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## EXTERIORS PHOTOS





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## INTERIORS PHOTOS

