



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1860 – **ORCIA DOC WINERY**

## **ORCIA DOC VINEYARDS & WINERY FOR SALE IN TREQUANDA, TUSCANY**

**Trequanda – Siena – Tuscany**  
[www.romolini.co.uk/en/1860](http://www.romolini.co.uk/en/1860)



**Interiors**  
1,120 sqm

**Bedrooms**  
3

**Bathrooms**  
4

**Total land**  
10.0 ha

**Vineyards**  
4.0 ha

**Bottles of wine**  
20,000 max

On the hills of Val d'Orcia, not far from Trequanda, 10-hectare wine estate with 4 ha of vineyards, 2 ha of olive grove, truffle-ground, cellar and restored farmhouse. The country house (620 sqm) offers 3 bedrooms and 4 bathrooms with beautiful finishes valorizing its rustic look. The wine cellar (450 sqm) is a modern building and allows producing each year up to 20,000 bottle of wine (Orcia DOC and Toscana IGT).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1860 – ORCIA DOC WINERY

**TYPE:** wine estate with 4.0 ha vineyards

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**MUNICIPALITY:** Trequanda

**PROVINCE:** Siena

**REGION:** Tuscany

**INTERIORS:** 1,120 square meters (12,051 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 3

**BATHROOMS:** 4

**MAIN FEATURES:** stone walls, old terracotta floors, bright rooms, wooden beams, gym, modern wine cellar, vineyards, garden

**LAND:** 10.0 hectares (24.7 acres)

**GARDEN:** yes, surrounding the farmhouse

**ANNEXES:** storage room

**ACCESS:** excellent

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected (energy class E, B)

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** under the floor

## CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Trequanda (10km; 15'), Pienza (13km; 20'), Montepulciano (20km; 30'), Montalcino (30km; 40'), Cortona (43km; 50'), Castiglione del Lago (47km; 45'), Arezzo (57km; 55'), Siena (60km; 1h), Grosseto (87km; 1h 30'), Orvieto (92km; 1h 15'), San Gimignano (102km; 1h 40'), Firenze (112km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (86km; 1h 15'), Grosseto Baccarini (101km; 1h 40'), Firenze Vespucci (132km; 1h 30'), Pisa Galilei (192km; 2h 20'), Bologna Marconi (213km; 2h 20'), Roma Ciampino (214km; 2h 20'), Roma Fiumicino (229km; 2h 20')



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## ORCIA DOC WINERY

On the hills of **Val d'Orcia** in the municipality of **Trequanda** we find this exquisite 10-hectare **wine estate** with 4 ha of **vineyards**, 2 ha of olive grove, 0.3 ha of truffle ground plus woodland, garden, modern **wine cellar** and restored farmhouse.

Easily reached and in an extremely quiet and retired position, the estate is located right at the heart of **Tuscany** and allows easily moving throughout the main cities and towns of central Italy ((Trequanda, Pienza, Montepulciano, Montalcino, Cortona, Castiglione del Lago, Arezzo, Siena, Grosseto, Orvieto, San Gimignano, Florence...)).

## DESCRIPTION OF THE BUILDINGS

The main building (dating back to the 18<sup>th</sup> century) is an ample farmhouse (620 sqm – 6,671 sqft) housing a cozy residence, the offices for the business and ample wine tasting room.

The **house** (3 bedrooms and 3 bathrooms) is laid over three floors as follows:

- **Basement:** private cellar, pantry and gym. The floor can be accessed by the kitchen.
- **Ground floor:** entrance room, library, hallway, office, TV room with library and fireplace, laundry, kitchen, ample living room with fireplace and dining room. The technical room of the building can be accessed independently from outside.
- **Ground floor:** living room with *Thun* stove, three double bedrooms with en-suite bathroom.

The **wine cellar** (450 sqm – 4,842 sqft) is built fully underground to achieve a perfect control over temperature. The building is made up of winemaking rooms with wooden barrels and stainless steel vats; wood aging room with casks and tonneaux; bottling and labeling room; and bottle aging room, packaging and storage room for finishes products.

The various rooms are organized in the correct order to ensure maximum productive efficiency.

The building is then completed by a technical room and some bathrooms for the staff.

An **underground warehouse** (50 sqm – 538 sqft) is used as a workshop and shelter for tools and vehicles used in the fields.

## STATE AND FINISHES

The farmhouse, in typical Tuscan style, has been finely restored so to preserve its main features intact: external stone walls have been cleaned and valorize, while inside walls have been plastered and painted in light colors to ensure brighter rooms. Parts of the walls, mainly around arches, have been left in stone, contrasting with plastered sections.

Ceilings boast the typical combination of wooden beams and terracotta tiles. Floorings inside the farmhouse are all made of old terracotta tiles, with stone staircase connecting the three floors.

The cellar, on the other hand, is a modern building, realized with the main purpose of easing grape processing and wine production.

## EXTERIORS

The estate covers a surface of approximately 10.0 hectares (24.7 acres). The most interesting portion is without a doubt the vineyard (4.0 ha). The remaining surface is covered in woodland, a small olive grove (2.0 ha) and the gardens which surround the buildings where one could also build a swimming pool.



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## DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 4.0 hectares (semi-intensive)
- **Varieties:** Sangiovese, Merlot, Cabernet Sauvignon, Petit Verdot
- **Altitude:** 380 – 400 m
- **Exposure:** Southeast / Southwest
- **Density:** 6,250 stumps / hectare
- **Training:** pruned-spur cordon
- **Year of implant:** 2002
- **Soil composition:** clayish, sandy
- **Yearly production:** approx. 20,000 bottles

## PRODUCED WINES

- **Orcia DOC:** 60% Sangiovese, 30% Cabernet Sauvignon, 10% Merlot
- **Orcia DOC:** 100% Sangiovese
- **Orcia DOC:** 60% Sangiovese, 40% Merlot
- **Rosso Toscana IGT:** 48% Cabernet Sauvignon, 48% Merlot, 4% Petit Verdot
- **Rosso Toscana IGT:** 50% Sangiovese, 20% Merlot, 25% Cabernet Sauvignon, 5% Petit Verdot

## USE AND POTENTIAL USES

This property is the ideal opportunity for someone looking for a well-established winery, with a fully operative cutting-edge cellar. The farmhouse, finely restored and in a quiet position, allows having a character residence directly in contact with the wine business.

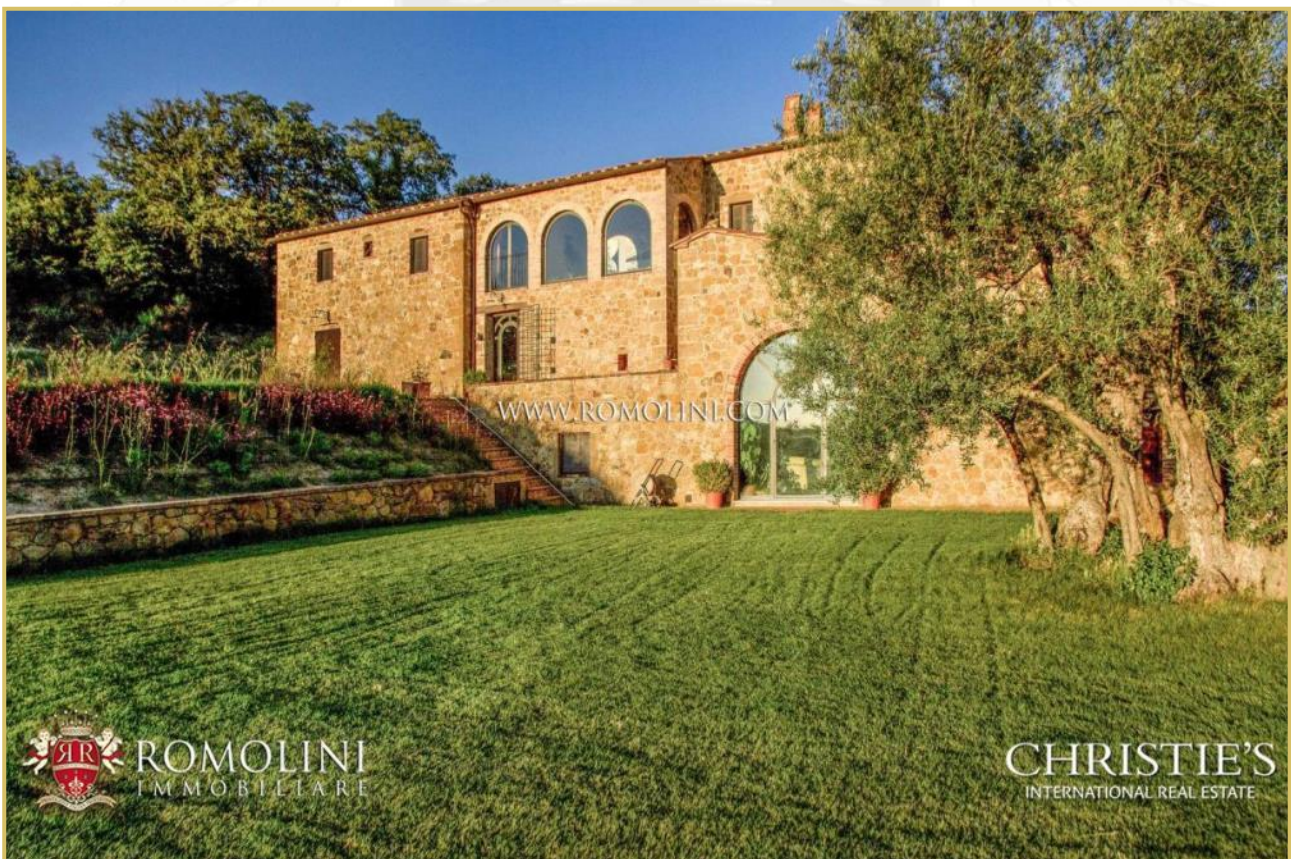
## MAP OF THE PROPERTY



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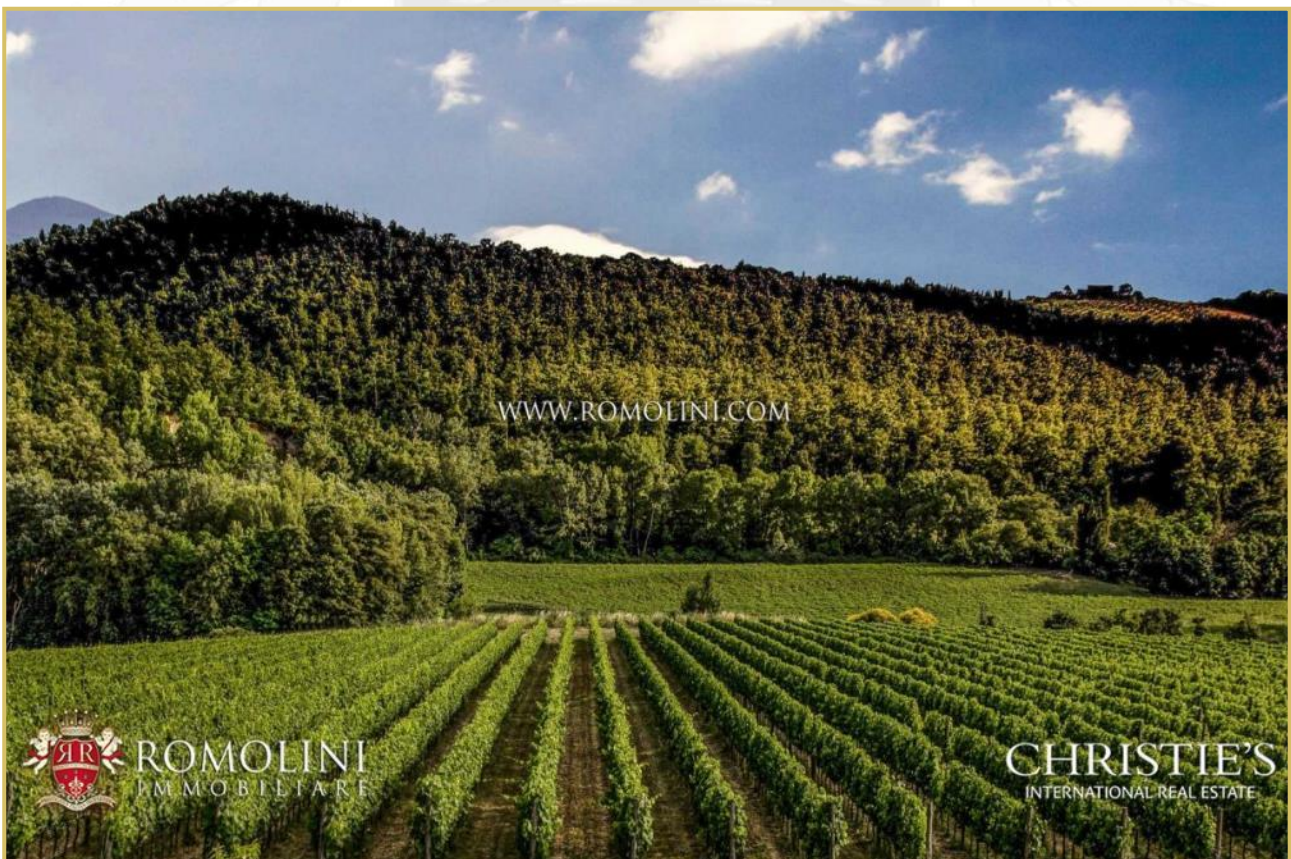


















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