



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1906 – MONTIS ELCINI VINEA

WINERY FOR SALE IN MONTALCINO, 3 HECTARES OF BRUNELLO VINEYARDS

Montalcino – Siena – Tuscany

www.romolini.co.uk/en/1906



Interiors
1,430 sqm

Bedrooms
6

Bathrooms
6

Land
51.9 ha

Vineyards
5.0 ha

Bottles of wine
38,500 max

Olive grove
1,200 trees

Oil
16.3 hl

In the Sienese countryside, not far from the renowned town of Montalcino, this wine estate covers a total surface of 51.9 hectares. In total, roughly 5.0 hectares of vineyards (3.0 ha Brunello di Montalcino DOCG + 1.5 ha Sant'Antimo IGT + 0.5 ha Rosso di Montalcino DOC) and two cellars allow producing a theoretical maximum of 38,500 bottles of wine per year. Finally, 1,200 olive trees produce approximately 1.5 tons of extra-virgin olive oil.

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SUMMARY OF THE PROPERTY

REFERENCE #: 1906 – MONTIS ELCINI VINEA

TYPE: wine estate

CONDITIONS: excellent

LOCATION: hilly

MUNICIPALITY: Montalcino

PROVINCE: Siena

REGION: Tuscany

INTERIORS: 1,430 square meters (15,386 square feet)

TOTAL ROOMS: 15

BEDROOMS: 6

BATHROOMS: 6

MAIN FEATURES: newly-built wine cellar, Brunello di Montalcino DOCG vineyards, guest apartments, stone walls, wooden beams, fireplaces, terracotta floors

LAND: 51.9 hectares (5.0 ha vineyards + 2.4 ha olive grove + 26.2 ha arable land + 17.1 ha woodland + 0.5 ha courtyards and gardens)

GARDEN: yes, all around the buildings

ANNEXES: several agricultural buildings

ACCESS: excellent

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: private well (mains water available)

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Montalcino (5km; 10'), Pienza (27km; 30'), Montepulciano (41km; 50'), Siena (45km; 1h), Grosseto (53km; 50'), Arezzo (88km; 1h 25'), Follonica (93km; 1h 10'), San Gimignano (94km; 1h 40'), Volterra (99km; 1h 50'), Orvieto (102km; 1h 40'), Firenze (121km; 2h), Pisa (205km; 2h 20')

CLOSEST AIRPORTS

Grosseto Baccarini (58km; 50'), Firenze Peretola (131km; 1h 55'), Pisa Galilei (202km; 2h 10'), Bologna Marconi (213km; 2h 45'), Roma Ciampino (223km; 2h 45'), Roma Fiumicino (223km; 2h 30'), Milano Linate (409km; 4h 30'), Milano Malpensa (463km; 5h)



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MONTIS ELCINI VINEA

In the Sienese countryside, not far from the renowned town of **Montalcino**, this **wine estate** covers a total surface of 51.9 hectares. In total, roughly 5.0 hectares of vineyards (3.0 ha **Brunello di Montalcino DOCG** + 1.5 ha **Sant'Antimo IGT** + 0.5 ha **Rosso di Montalcino DOC**) and two cellars allow producing a theoretical maximum of 38,500 bottles of wine per year. Finally, 1,200 olive trees produce approximately 1.5 tons of extra-virgin olive oil.

Montalcino is roughly 5 km away but other towns of **Tuscany** are easily reached (Pienza, Montepulciano, Siena, San Gimignano, Florence). The most convenient airports are Florence (131km; 1h 55') and Pisa (202km; 2h 10'), but Rome and Milan are quickly reached as well.

DESCRIPTION OF THE BUILDINGS

The **historic building** (580 sqm – 6,241 sqft) includes on the ground floor the wine cellar, while on the upper floor are two guest apartments (with the possibility of creating a third one by reworking the existing spaces):

- **Apartment N°1**: ample living room with fireplace, kitchen, two bedrooms and bathroom with whirlwind tub;
- **Apartment N°2**: living room with cooking corner and double sofa-bed, bathroom with whirlwind tub.

The **podere** is then completed by a few **agricultural annexes** (130 sqm – 1,399 sqft) and a **newly-built cellar** (140 sqm – 1,506 sqft) with development possibilities (390 sqm – 4,196 sqft). The buildings all have electricity, LPG tank, air conditioning and water from a private well (100 m depth) with a filtration system. A connection to the mains water (200 m from the property) is also available if interested.

The other **podere** includes a **residential building** (400 sqm – 4,304 sqft) and a few **annexes**. The country house is provided with electricity, water and phone line but requires a complete renovation.

EXTERIORS

The estate, split between two *poderi*, covers a total surface of 51.9 hectares (128.2 acres). Here we find 5.0 hectares of **vineyards**, registered as **Brunello di Montalcino DOCG** (3.0 ha), **Sant'Antimo IGT** (1.5 ha) and **Rosso di Montalcino DOC** (0.5 ha).

An **olive grove** (2.4 ha) with roughly 1,200 olive trees allows producing up to 1.5 tons of extra-virgin olive oil per year (1,630 liters).

The remaining surface is split among woodland (17.1 ha) and arable land (26.2 ha). The ample surfaces available could be exploited to plant new vines once planting rights have been obtained (roughly 26.0 hectares of land can be easily used for this). Planting rights have already been obtained for approximately 2.0 ha of **Sant'Antimo IGT**.

DETAILS ON WINE PRODUCTION

- **Vineyard surface**: 5.0 hectares (+ 2.0 ha to be planted)
- **Registered vineyards**: **Brunello di Montalcino DOCG** (3.0 ha) + **Sant'Antimo IGT** (1.5 ha) + **Rosso di Montalcino DOC** (0.5 ha)
- **Varieties**: Sangiovese (100%)
- **Altitude**: 150 – 580 m
- **Exposure**: south/south-west
- **Soil composition**: sandy, clayish
- **Yearly production**: 289.2 hl (38,500 bottles)

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Taking into account the limits imposed by the production specifications, the maximum quantity of wines one could produce with the available vineyards is the following:

- **Brunello di Montalcino DOCG**: 8 tons/ha, yield 68% = 163.2 hl (21,500 bottles)
- **Rosso di Montalcino DOC**: 9 tons/ha, yield 70% = 31.5 hl (4,500 bottles)
- **Sant'Antimo IGT**: 9 tons/ha, yield 70% = 94.5 hl (12,500 bottles)

EXTERIORS PHOTOS



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