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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2273 – **MONTEROSOLA WINERY**

STATE-OF-THE-ART 125-HECTARE ORGANIC WINERY FOR SALE IN VOLTERRA, TUSCANY

Volterra – Pisa – Tuscany

VIEW ON OUR WEBSITE



Interiors
6,465 sqm

Bedrooms
11

Bathrooms
20

Total land
124.4 ha

Vineyards
23.5 ha (IGT)

Bottles of wine
130,000 max

Olive grove
3,500 trees

Olive oil
Up to 1,000 kg

Varieties of grapes

Sangiovese, Cabernet Sauvignon, Merlot, Cabernet Franc, Syrah,
Viognier, Vermentino, Grechetto, Incrocio Manzoni

This 124.4-hectare winery is nestled in the hills of Volterra, in a location of rare beauty and enjoying unparalleled privacy and tranquility. Built between 2013 and 2019, this cutting-edge, state-of-the-art wine cellar is a true architectural masterpiece, organized according to eco-sustainable principles that are also reflected in the sublime quality of the wines. With more than 23.5 hectares of vineyards, the winery currently produces about 70,000 bottles of wine (both red and white) with plans to reach 130,000 bottles per years. Nearby is a beautiful, fully renovated manor house, located not far from the winery and surrounded by the vineyards that also frame the swimming pool.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2273 – MONTEROSOLA WINERY

TYPE: state-of-the-art wine estate

CONDITIONS: restored, luxury finishes

LOCATION: hilly, very panoramic and private

ACCESS: excellent

INTERIORS: 6,465 square meters (69,563 square feet)

BEDROOMS: 11

BATHROOMS: 20

ANNEXES: storages, workshop

MAIN FEATURES: reinforced concrete structure, historical villa, remote control automation system, paved courtyard, vaulted ceilings, huge rooms for wine tasting and events, apartments for the guests, swimming pools, geothermal system, solar panels, IGT vineyards, olive grove, arable land suitable for vines, white truffle ground, private helipad, video-surveillance

EXTERIORS: 124.4 hectares (307.4 acres)

VINEYARDS: 23.5 hectares (58.1 acres)

WINE PRODUCED: up to 130,000 bottles of wine per year

OLIVE GROVE: 6.0 hectares (roughly 3,500 trees)

OIL PRODUCED: up to 1,000 kg per year

SWIMMING POOL: yes, two (one indoor)

ELECTRICITY: already connected + photovoltaic system (10.3 kW)

WATER SUPPLY: mains water + private well + lake for irrigation

TELEPHONE: already connected

ADSL: yes

GAS: no, only geothermal and solar energy

HEATING SYSTEM: radiators + air conditioning + under the floor + heat pump

CLOSEST CITIES AND TOWNS

Castel San Gimignano (8km; 10'), Volterra (12km; 15'), Casole d'Elsa (15km; 20'), Colle di Val d'Elsa (19km; 25'), San Gimignano (22km; 35'), Monteriggioni (30km; 40'), Siena (46km; 50'), Gaiole in Chianti (68km; 1h 15'), Firenze (71km; 1h 20'), Pisa (75km; 1h 15'), Lucca (83km; 1h 40'), Montalcino (84km; 1h 30'), Pienza (97km; 1h 40'), Grosseto (104km; 1h 30'), Montepulciano (106km; 1h 35'), Cortona (116km; 1h 35')

CLOSEST AIRPORTS

Pisa Galilei (72km; 1h 10'), Firenze Vespucci (81km; 1h 10'), Grosseto Baccarini (104km; 1h 35'), Bologna Marconi (162km; 2h), Roma Ciampino (288km; 3h 10'), Roma Fiumicino (302km; 3h 15')

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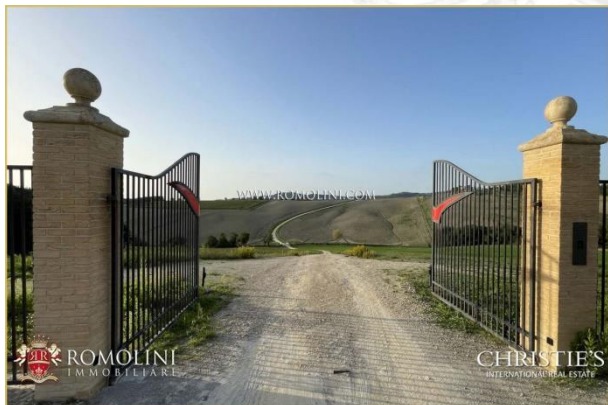


This **124.4-hectare winery** is nestled in the hills of **Volterra**, in a location of rare beauty and enjoying unparalleled privacy and tranquility. Built between 2013 and 2019, this cutting-edge, **state-of-the-art wine cellar** is a true architectural masterpiece, organized according to **eco-sustainable principles** that are also reflected in the sublime quality of the wines.

With more than **23.5 hectares of vineyards**, the winery currently produces about **70,000 bottles of wine** (both red and white) with plans to reach 130,000 bottles per years. Right next the business is a beautiful, fully renovated **1490s historical house**, located not far from the winery and surrounded by the vineyards that also frame the swimming pool.

The property is the crowning of a dream and the result of years of work and commitment to create an activity in complete harmony with nature, harnessing **geothermal and solar energy** to minimize the impact on the environment and create what is, to all intents and purposes, the winery of the future.

The entrance to the property, closed by a recognizable gate, is located right along the road that connects San Gimignano and Volterra. The road to the property winds through the estate's fields and vineyards and passes right under **Mauro Staccioli's** monumental work, symbolically titled *First Steps* and placed right at the entrance to the estate. From the gate, it almost seems as if the farm's internal road passes inside the sculpture's circle.



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DESCRIPTION OF THE BUILDINGS

The **winery** (5,600 sqm – 60,256 sqft) was built between 2013 and 2019, designed by architect **Paolo Prati**, on top of a hill set between two valleys. The reinforced concrete structure (covered in local stone so it blends perfectly with the environment) can be compared to a Russian *Matryoshka* doll, as you practically have two buildings inside each other. Everything in the winery is doubled: two ceilings, two floors and two walls that create a wide corridor around the actual rooms so as to naturally regulate the temperature of the interior, which is further and scrupulously perfected with state-of-the-art heat pumps. Everything in the winery is aimed at eco-sustainability: gas is replaced with low-enthalpy geothermal energy and rainwater is collected, purified and reused. The spectacular winery also makes use of cutting-edge technology to control its systems: all the devices present, from lights to grape processing machinery, are computerized and remotely controllable through a wide array of sensors, cameras and home automation systems. The equipment used in the winery is all of the highest quality and state-of-the-art to ensure maximum production efficiency with the least expenditure of energy.



Arriving at the winery, one is greeted by an elegant **paved plaza** that is reminiscent, thanks in part to the arches on the sides, of a convent cloister. This area is an ideal setting for private events and ceremonies. Entering the building itself, which is barrier-free and therefore totally inclusive, one is greeted on the right by a wine shop with a tasting corner. On the left, on the other hand, one has access to a **private apartment** (which continues on the upper floor) that can be used as an accommodation unit for guests who request it: the apartment opens downstairs to a spacious living area with a kitchen that then leads to the first bedroom with bathroom. Going upstairs, there are two more bedrooms with en-suite bathrooms and a beautiful terrace overlooking the whole estate. Returning to the ground floor, the building continues with a large tasting room with vaulted ceiling and all the equipment needed to serve wine at the right temperature. Completing the floor is a spacious professional kitchen (no restaurant license, but the kitchen is at the full disposal for events). To move between floors, the building has both classic stairs and a futuristic elevator designed to resemble in shape a *tire-bouchon* corkscrew. Going upstairs, in addition to the apartment sleeping area, there is a huge room with tables that is normally used for events (up to 50 people can sit comfortably in the room) or for tasting sessions. On the opposite side of the building are the administrative offices of the business.



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The actual winemaking cellar, on the other hand, is located underground so that it always has the right temperature, but since the structure is built along the slope, the basement is still accessible through two large doors located under the terrace. Descending from the ground floor, one first comes to a mezzanine “suspended” above the processing rooms. This room is used both as a meeting room and as a reception room for guests who can then savor the winery's excellent wines while witnessing their birth.



The processing rooms are then set on the lowest floor of the winery: on one side is the actual winemaking room where twenty tulip-shaped natural concrete tanks are located. Following the principle of the **gravitational cellar**, an automated pipe runs along the ceiling and fills the fermenters with pressed grapes from the sorting area above, a large unloading area located on the back side of the cellar. Continuing on is then a room that was originally intended as a bottling line (a process that currently takes place via mobile trucks in the winery). On the opposite side of the basement, on the other hand, is the aging room (also known as *bottaia*) with *botti*, *barriques* and *tonneaux*. Completing the floor is an exhibition room where all the wines produced by the winery over the years are stored.



Also inside the winery is a **swimming pool** that can be used for events and ceremonies. The pool actually fulfills a dual function: while it provides a place to relax, it is also used as an "outlet" for excess hot water produced by the panels, which is then fed into the pool instead of being lost.

In a more private and reserved but not less panoramic location than the winery is the **historical villa** (approximately 600 sqm – 6,456 sqft), dating back to 1490, with its annexes. The main building (made out of local stone and with a peculiar horseshoe shape) has been entirely renovated, yet maintaining its salient features, and now houses beautiful living areas and seven bedrooms with private bathrooms. Outside, the villa has paved loggias and terraces ideal for dinners or pleasant moments of relaxation. A garage is located under the villa's main terrace.



Just below the villa, nestled in the park among the vineyards, is the **14 x 7 m swimming pool** with Roman staircase. A pool house was recently built next to the pool and houses changing rooms and showers. The pool's large terracotta sunbathing area allows guests to enjoy the Tuscan sun with incredible views of the estate's vineyards.



Not far from the villa, towards the valley, there is then the **former wine cellar** (125 sqm – 1,345 sqft) now partially converted into a dwelling. The apartment is located on the upper floor and consists of living area with kitchen and two bedrooms with private bathrooms. On the ground floor there is a garage for vehicles and a workshop for business repairs. An **enclosed shed** (140 sqm – 1,506 sqft) is used as a shelter for tools and tractors, but these volumes could be used to expand the residential area.

Permits have also been obtained to build a **huge agricultural shed** near the wine cellar. This would allow to move storages, workshops and tool rooms closer to the cellar itself, while at the same time freeing up space to create more bedrooms and/or independent apartments in the area around the villa. This would also "clean up" the presence of agricultural vehicles near the residence, ensuring better privacy and less noises during the working season.



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EXTERIORS

The estate spreads over an area of about **124.4 hectares (307.4 acres)**, fenced and protected by a video-surveillance system. The estate focuses mainly on **vineyards** (23.5 ha), an **olive grove** (6.0 ha) and large portions of arable land that could be for the most part (about 50 ha) used for planting new vines. The remaining area is occupied by woods (28.0 ha) that include a **ground for white truffles** (*Tuber magnatum*). A very important detail, the estate's vineyards are entirely fenced and protected from wild animals.



A 27,000-cu.m **private lake** located on the grounds allows the gardens and fields to be irrigated without having to rely on private wells or the municipal water supply.

In front of the winery, just across the road, an ENAC-authorized **helipad** has also been built, allowing guests to reach the property conveniently from the air.

DETAILS ON WINE PRODUCTION

The farm is located on a hillside, about **430 m a.s.l.** and the coast of Tuscany is visible in the distance. The vines are continuously refreshed by the sea breeze, which keeps them strong and lively, allowing the production of superb wines. The location of the winery is, moreover, very interesting being halfway between the Bolgheri and Chianti areas, ensuring an average summer temperature of about 5°C lower than that of Chianti.

The planting of the vines was preceded by careful zoning, with chemical and physical analysis of the soils, which made it possible to plant each variety in the optimal spot that would allow the grapes to express their characteristics to the fullest. The estate's soil is clayish, very rich in skele-

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ton and marine fossils with intrusions of alabaster, a snow-white limestone material also used by local sculptors to create beautiful sculptures.

The winery is managed by a fully independent team of experts and passionate individuals led by agronomist **Michele Senesi** and viticulturist **Stefano Dini** who brought incredible innovations in Monterosola together with their innate passion for winemaking. All the wine production methods are also closely followed and supervised by the world-class **oenologist Giacomo Cesare**, a long-time business partner of the world-class oenologist **Alberto Antonini** (*Frescobaldi e Antinori*). Sustainable agriculture and organic wine making are at the core of Monterosola's philosophy.

- **Vineyards surface:** 23.5 hectares (58.1 acres, IGT)
- **Varieties:** Sangiovese, Cabernet Sauvignon, Merlot, Syrah, Cabernet Franc, Viognier, Vermentino, Grechetto, Incrocio Manzoni
- **Altitude and exposure:** 430 s asl (exposed north, south)
- **Training:** Guyot (manual harvesting)
- **Years of planting:** 2000 (1.5 ha) – 2015 (5.0 ha) – 2017/2018 (11.0 ha) – 2020 (6.0 ha)
- **Soil composition:** clay, sand, limestone, lots of minerals
- **Yearly production:** 70,000 bottles per year (up to 130,000)

WINES PRODUCED



- **Toscana Rosso IGT “Mastio”** (Sangiovese 100%): a beautiful rich ruby in color with elements of ripe fruits on the nose and a hint of red cherry, strawberries almonds and green herbs. A well-balanced combination of elegance and intensity on the palate with soft tannins and a generous aftertaste.
- **Toscana Rosso IGT “Crescendo”** (Sangiovese 100%): Deep garnet color with flavors of rich cherries, dried herbs, sweet oak, spices, black tea and toasted almonds. Both intense and complex on the palate it is powerful yet refined with a lengthy finish. Crescendo has great aging potential.
- **Toscana Rosso IGT “Corpo Notte”** (Sangiovese 70%, Cabernet Sauvignon 30%): intense ruby red in color. Notes of ripe red fruit, together with cassis and blackberries, balanced with the hints of chocolate and sweet spices on the nose. Rich, bold and vibrant on the palate with silky tannins which give a complexity and length to the finish.

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- **Toscana Rosso IGT “Canto Civetta”** (Merlot 100%): rich ruby red with purple hues. A gloriously rich Merlot offering deeply intense blackberries and black plum flavors layered with sweet oak spices, roses and a fresh, earthy complexity on a palate. Firm, velvety tannins are balanced by a touch of refreshing acidity completed with an impressive finish.
- **Toscana Rosso IGT “Indomito”** (Syrah 100%): beautiful ruby rich red with purple undertones. This single variety Syrah balances distinct notes of fruit with spicy white pepper, liquorice and hints of the Mediterranean macchia. A warm, rounded and vibrant wine with a fine tannin structure and very long finish.
- **Toscana Rosso IGT “Per Terras”** (Cabernet Franc 100%): this wine opens with intense aromas of black currant, Mediterranean herbs, blackberry and oak-sourced spice notes. On the supremely elegant palate, supple tannins and bright acidity accompany cassis, black raspberry, crushed herb and licorice before a cedar finish. This deeply-colored wine is full-bodied, concentrated and structured with serious but polished tannins and a long exuberant finish.
- **Toscana Bianco IGT “Cassero”** (Vermentino 100%): a sophisticated single variety Vermentino, straw yellow colored with youthful green highlights. Enjoys an elegant and consistent aroma with hints of white flowers, grapefruit, pear, white peach and a pleasing minerality. Fresh and well balanced on the palate with a lingering light finish.
- **Toscana Bianco IGT “Per Mare”** (Viognier 100%): with a unique personality, this Viognier is rich and complex with aromas of ripe citrus, yellow stone fruit and floral notes. The taste is intense and the notes from the scent return together with honey, and minerality that follow through a long, well-balanced aftertaste.
- **Toscana Bianco IGT “Primo Passo”** (Grechetto, Viognier, Incrocio Manzoni): a warm light golden color. Intense and elegant aromas come to the fore, ripe apricot, peach, citrus zest and minerality evolve into a hint of sweet spice. A generous, silky and balanced wine with an authentic personality. Remarkable aftertaste.

DETAILS ON OIL PRODUCTION

As for the **olive grove** (roughly 6.0 ha for a total 3,500 trees) it is important to remember that the estate is the only one that planted an almost forgotten *cultivar* of olive, named **Lazzaro di Volterra**. The 670 trees of this variety have been planted following a series of study on the subject and the oil they produce have a unique flavor.

- **Surface and trees:** 6.0 hectares (roughly 3,500 trees)
- **Cultivar:** Leccino, Frantoio, Pendolino, Lazzaro di Volterra
- **Altitude:** 430 m asl
- **Yearly production:** up to 1,000 kg (based on years)

















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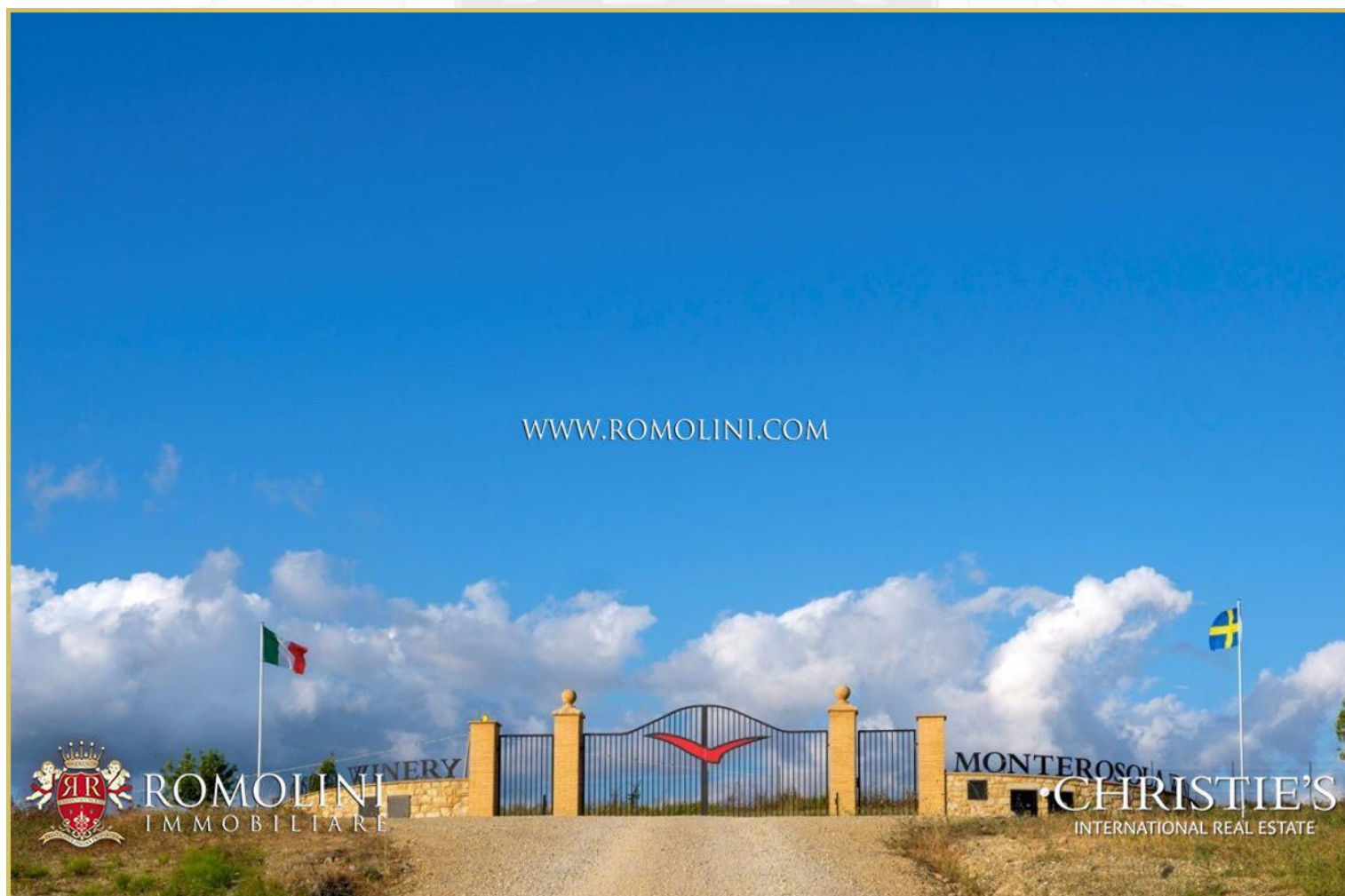


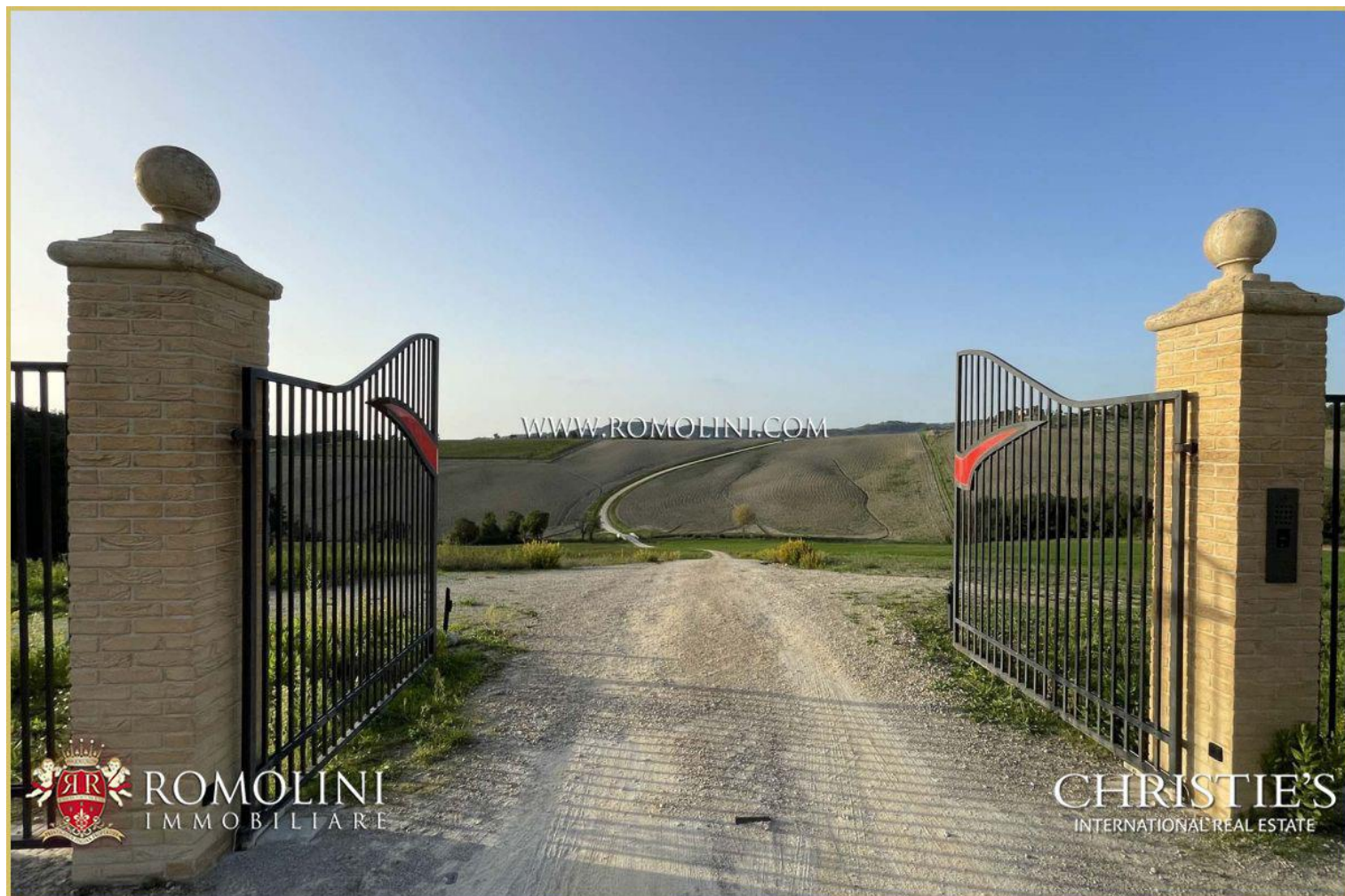


























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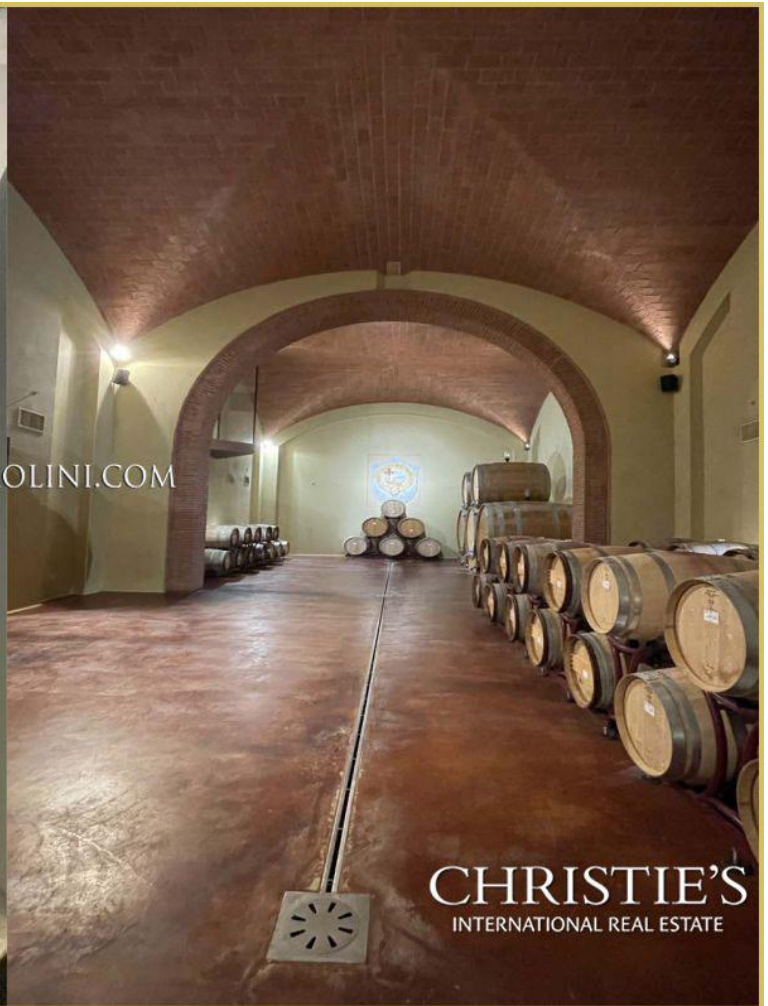




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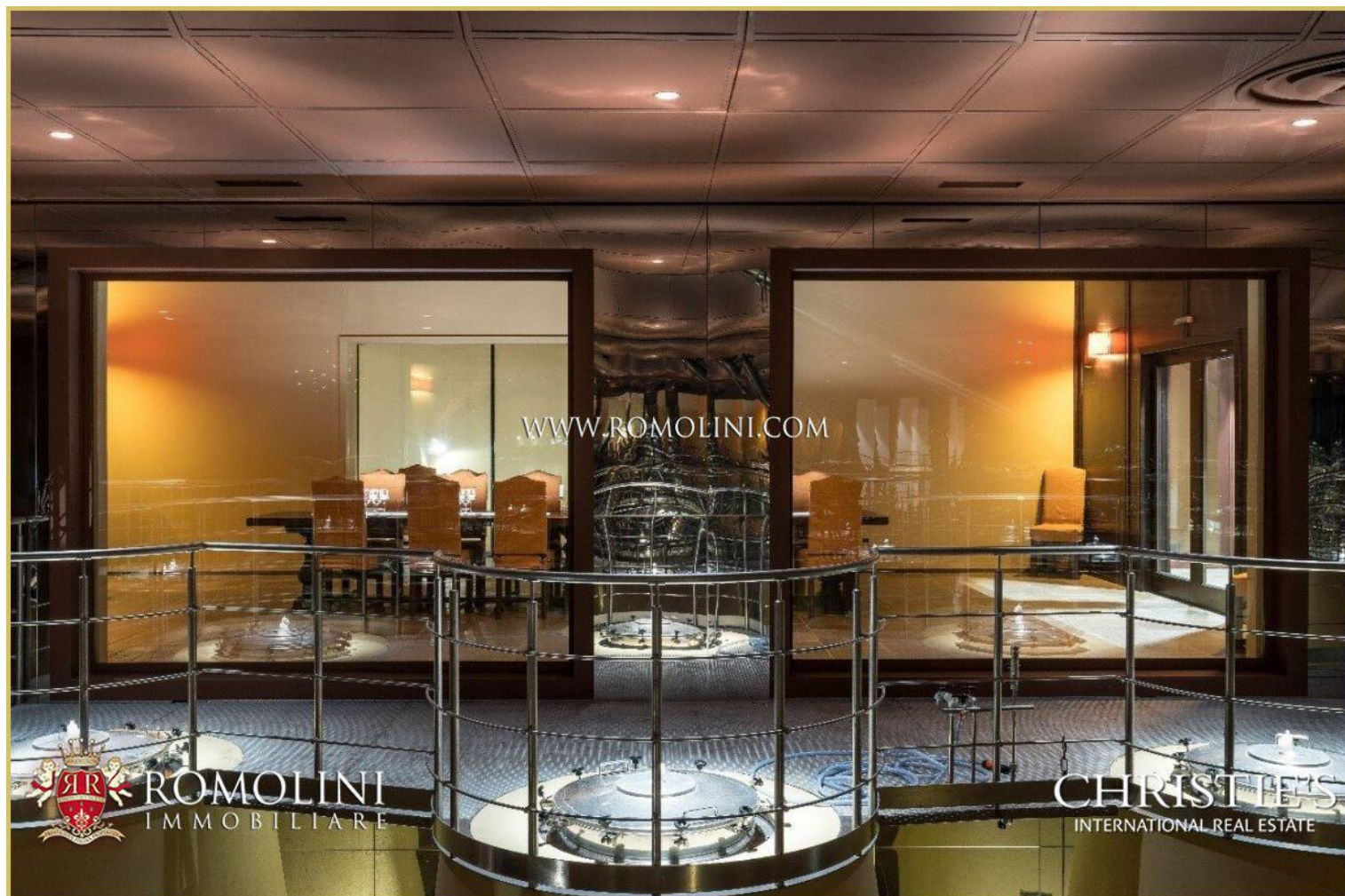
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