



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2400 – **TODI BOUTIQUE WINERY**

BOUTIQUE WINERY WITH 2.4 HA OF VINEYARDS FOR SALE IN TODI, UMBRIA

Todi – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
1,405 sqm

Bedrooms
9

Bathrooms
9

Swimming pool
10 x 5 m

Total land
5.0 ha

IGT Vineyards
2.4 ha

Bottles of wine
15,000 max

On the hills of Umbria, not far from the medieval town of Todi, boutique winery for sale. The property consists of three nuclei that respectively house two farmhouses, the wine cellar and a large shed for a total of 1,405 sqm. The wine cellar is equipped for winemaking and exploits the 2.3 ha of vineyards for the production of excellent IGT wines. A development of the property with focus on accommodation remains possible.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2400 – TODI BOUTIQUE WINERY

TYPE: boutique winery

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (250 m)

INTERIORS: 1,405 square meters (15,117 square feet)

TOTAL ROOMS: 16

BEDROOMS: 9

BATHROOMS: 9

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone walls, terracotta floors, wooden beams, original fireplaces, porch, panoramic terrace, wine cellar, shed, ruins to be rebuilt, IGT vineyards

TOTAL LAND: 5.0 hectares (12.3 acres)

VINEYARDS: 2.4 hectares (5.9 acres)

WINE PRODUCTION: ~ 15,000 bottles / year

GARDEN: yes, around the buildings

SWIMMING POOL: 10 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Marsciano (7km; 10'), Todi (15km; 20'), Deruta (19km; 20'), Perugia (38km; 35'), Orvieto (46km; 55'), Terni (51km; 40'), Castiglione del Lago (52km; 1h), Spoleto (53km; 55'), Assisi (53km; 45'), Bolsena (60km; 1h 5'), Cortona (83km; 1h 10'), Città di Castello (86km; 1h), Sansepolcro (101km; 1h 10'), Pienza (114km; 1h 40'), Jesi (130km; 1h 50'), Montalcino (134km; 1h 55'), Rome (142km; 1h 55'), Siena (142km; 1h 45'), Florence (188km; 2h 35')

CLOSEST AIRPORTS

Perugia San Francesco (38km; 35'), Ancona R. Sanzio (143km; 1h 50'), Roma Ciampino (154km; 1h 50'), Roma Fiumicino (170km; 1h 55'), Rimini F. Fellini (199km; 2h 40'), Firenze A. Vespucci (202km; 2h 15'), Pisa G. Galilei (263km; 3h), Bologna G. Marconi (284km; 3h 5')

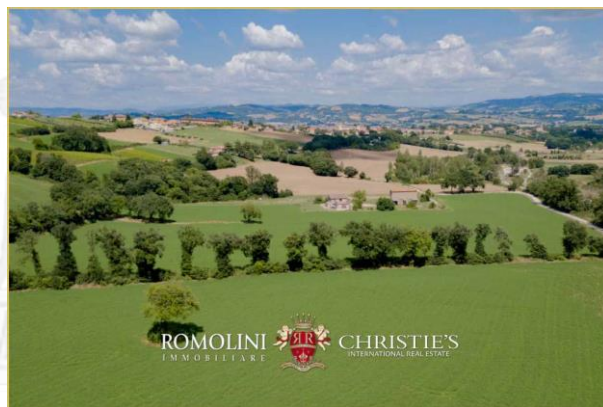
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TODI BOUTIQUE WINERY

On the hills of **Umbria**, not far from the medieval town of **Todi**, **boutique winery** for sale. The property consists of three nuclei that respectively house two farmhouses, the wine cellar and a large shed for a total of 1,405 sqm. The wine cellar is equipped for winemaking and exploits the **2.3 ha of vineyards** for the production of excellent **IGT wines**. A development of the property with focus on accommodation remains possible.



Basic services are available in the nearby town (1km; 2') and are also potentially reachable on foot, while the medieval burg of Todi, a true pearl of Umbrian history, is approximately 15 km away by road. The central position of the property makes it possible in any case to reach many of the centers of Tuscany and Umbria in less than two hours (Deruta, Perugia, Orvieto, Cortona, Assisi, Pienza...). Rome is also about two hours away by car.

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (319 sqm – 3,432 sqft, 5 bedrooms and 5 bathrooms) is a stone and brick building laid over two floors. The lower level houses a large open-plan living room with dining area, the kitchen, a small entrance hall and a storage room at the back with an adjoining service bathroom. From the living room one then exits onto a lovely porch with an oven, very suitable for outdoor dining.

An internal or external staircase then leads to the upper floor, which is used entirely as a sleeping area: here we find three bedrooms with en-suite bathroom and two bedrooms with shared bathroom. The possibility of independent access from the outside makes the rooms suitable for an accommodation business.



A short distance from the farmhouse is the **caretaker's house** (123 sqm – 1,323 sqft, 2 bedrooms and 1 bathroom), built on two levels. The ground floor is occupied by two large storage rooms/cellar. The first floor, reached by an external staircase, is the dwelling itself, consisting of a living room, kitchen, two bedrooms and bathroom.

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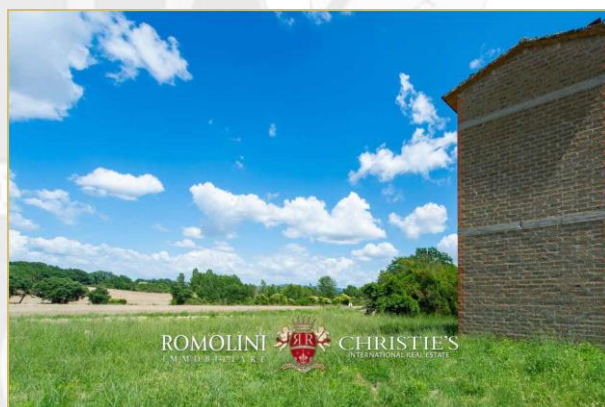
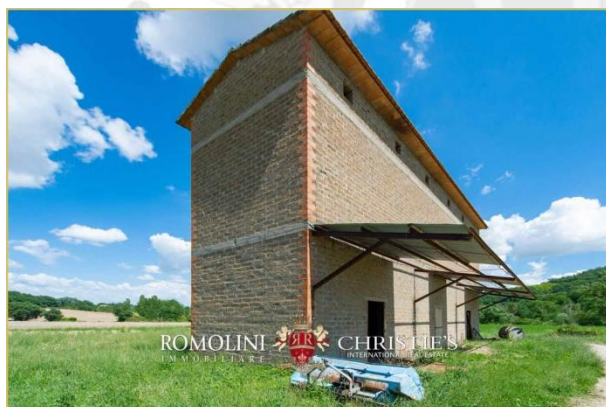
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Continuing along the road from the farmhouse, one arrives at the farming *podere*.

The main building is the **wine cellar** (195 sqm – 2098 sqft, 1 bathroom) equipped with a grape processing area, barriques for ageing, storage room and service area for employees. On the upper floor of the building is an apartment (110 sqm – 1,184 sqft, 2 bedrooms and 2 bathrooms) comprising a living room, dining room with kitchenette and large terrace (40 sqm – 430 sqft), two bedrooms and two bathrooms.



Not far from the cellar is the **old drying barn** (63 sqm – 678 sqft) no longer in use. The volume of the **old stables** for the animals (25 sqm – 269 sqft), now demolished and no longer visible, can be used to rebuild the building or expand the existing ones.



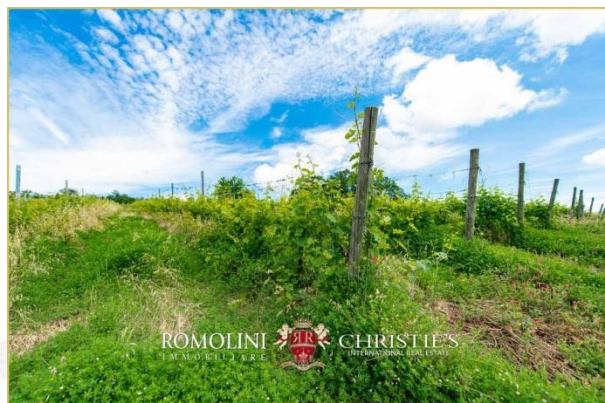
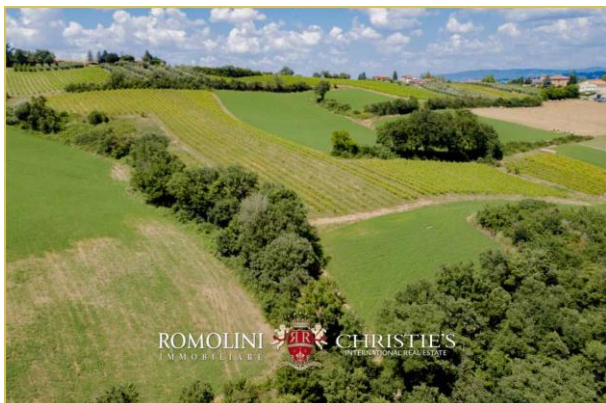
The last *podere*, on the other hand, houses a large **agricultural shed** (570 sqm – 6,133 sqft), once used as a drying shed and now ideal as a vehicle and/or tool shed.

On the northern front of the property, next to the vineyards, there is the **ruin** of an old farmhouse, no longer existing, which could be rebuilt following the original volume.

EXTERIORS

The farm covers, in its entirety, about **5.0 hectares (12.3 acres) of land** spread over the rolling hills of Todi. Around the farmhouses, the land is worked as a garden (about 6,340 m2 between the various buildings) with ornamental plants and shade trees.

The heart of the farm is the **IGT vineyard** (2.3824 ha) composed mainly of white varieties and capable of producing around 15,000 bottles of wine per year, preferring quality over quantity. The vines are, however, planted in land that falls within the two appellations Todi DOC and Colli Perugini DOC, to which one could apply to increase the prestige of the wines (which are already of excellent quality anyway).



The remaining land is occupied by **arable land** (1.6 ha partially covered by trees) that could be used to plant new vines and increase wine production. Only small portions of the farm are registered as woodland (3,890 sqm) and cannot be used for agricultural purposes.

DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 2.3824 hectares
- **Varieties:** Sauvignon Blanc, Viognier, Incrocio Manzoni, Syrah
- **Altitude and exposure:** 210 – 250 m slm (southwest)
- **Training:** pruned-spur cordon (4,500 – 5,000 vines / ha)
- **Soil composition:** sandy, clayish
- **Yearly production:** 112,5 hl (~ 15,000 bottles)

MAP OF THE ESTATE















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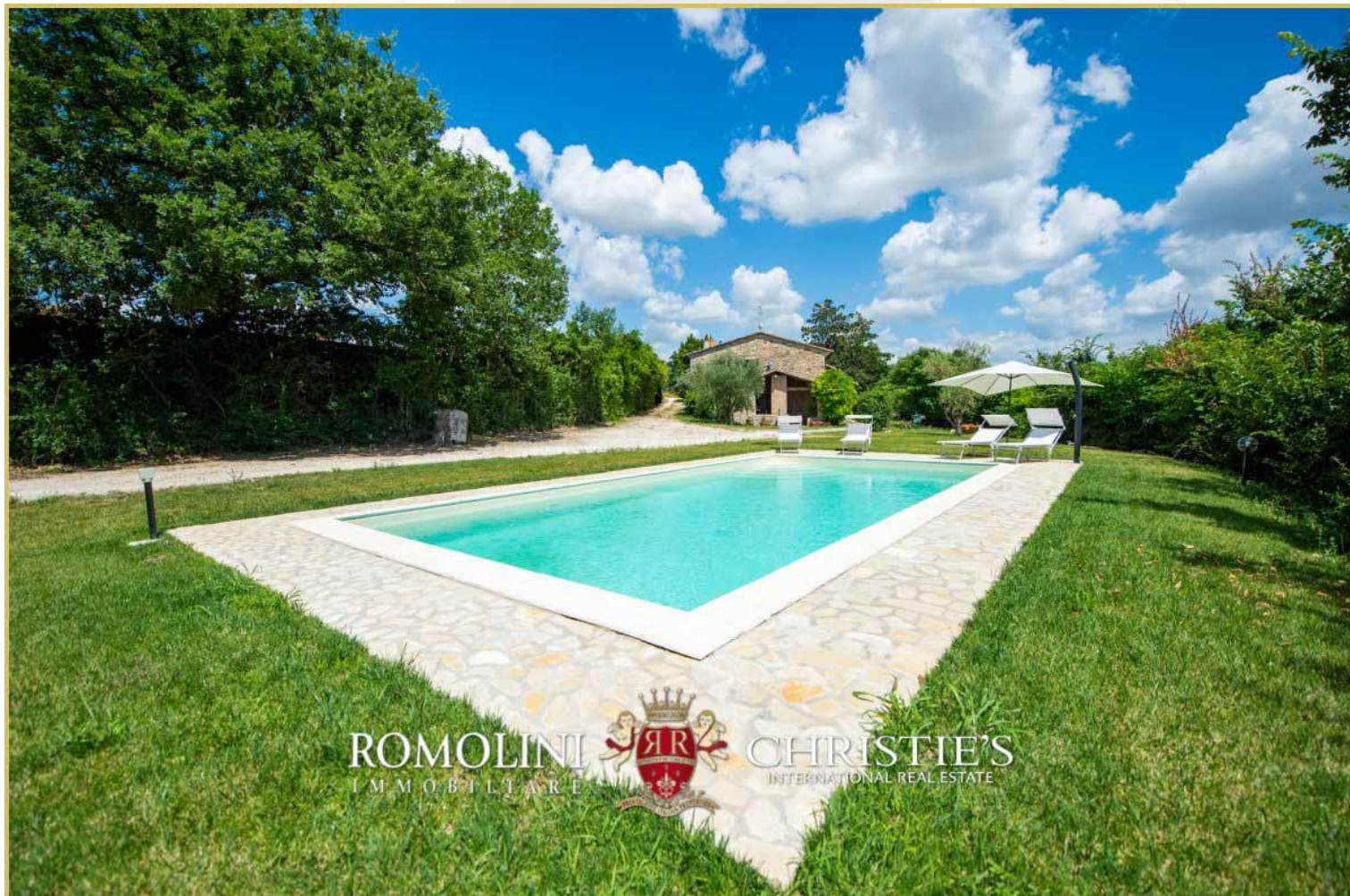






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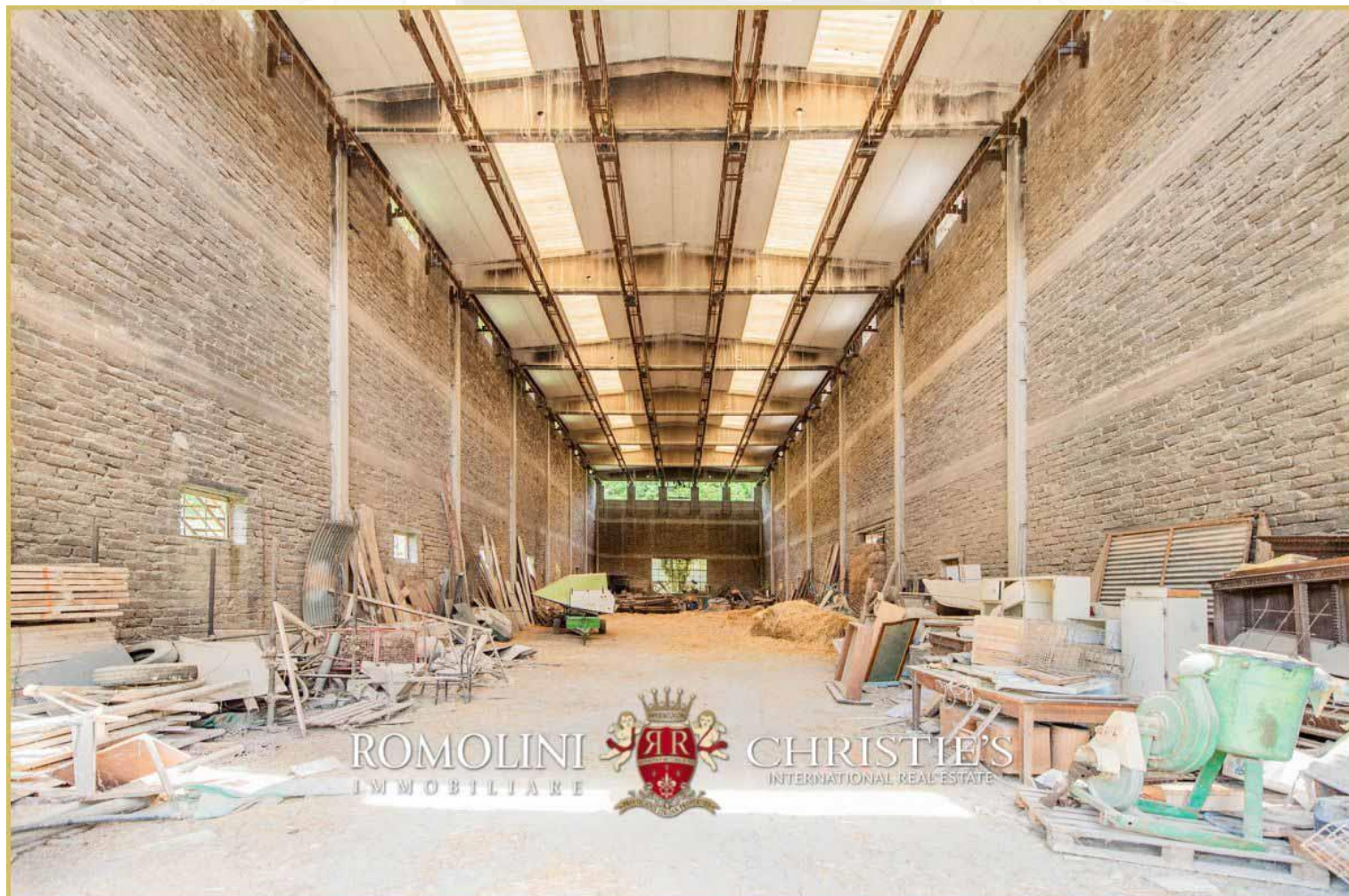














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