

## ORGANIC WINE AND OIL ESTATE FOR SALE ON THE HILLS OF UMBRIA, MONTONE

Montone – Perugia – Umbria

[VIEW ON OUR WEBSITE](#)



**Interiors**  
1,180 sqm

**Bedrooms**  
Up 7

**Bathrooms**  
Up to 5

**Total land**  
45.4 ha

**Vineyards**  
5.4 ha

**Bottles of wine**  
95,000 max

**Olive grove**  
828 trees

**Oil**  
7,000 kg

In the hills of Umbria, not far from the Tuscan border, organic wine and oil estate for sale. The property includes 4.5 ha of IGT vineyards (with a production potential of 95,000 bottles of wine per year), 828 olive trees and a wood with 2.0 ha of truffle ground. In terms of buildings, we find the business center (700 sqm) and a farmhouse to be renovated (480 sqm), as well as a project for the construction of a wine cellar.



## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2467 – MONTONE WINE ESTATE

**TYPE:** organic wine estate

**CONDITIONS:** partially restored

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,180 square meters (12,697 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** up to 7

**BATHROOMS:** up to 5

**ANNEXES:** barn

**MAIN FEATURES:** stone walls, wooden beams, modern building, renovation project for the farmhouse, possibility of creating a private wine cellar, panoramic view of the historic center of Montone, IGT vineyards, olive grove, truffle ground

**TOTAL LAND:** 45.4 hectares (112.2 acres)

**VINEYARDS:** 5.4 hectares (13.3 acres)

**WINE PRODUCTION:** 15,000 bottles (up to 95,000) / year

**OLIVE GROVE:** 2.0 hectares (828 trees)

**OIL PRODUCTION:** up to 7,000 kg / year

**GARDEN:** yes, to be recovered

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Montone (3km; 5'), Umbertide (7km; 10'), Città di Castello (25km; 20'), Monte Santa Maria Tiberina (27km; 30'), Sansepolcro (38km; 30'), Gubbio (38km; 35'), Perugia (40km; 35'), Anghiari (45km; 35'), Cortona (46km; 55'), Passignano sul Trasimeno (49km; 40'), Assisi (56km; 45'), Siena (130km; 1h 40'), Florence (138km; 2h), Rome (208km; 2h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (39km; 30'), Ancona R. Sanzio (144km; 1h 40'), Firenze A. Vespucci (154km; 1h 55'), Bologna G. Marconi (213km; 2h 25'), Pisa G. Galilei (215km; 2h 40'), Roma Ciampino (221km; 2h 35'), Roma Fiumicino (235km; 2h 30')

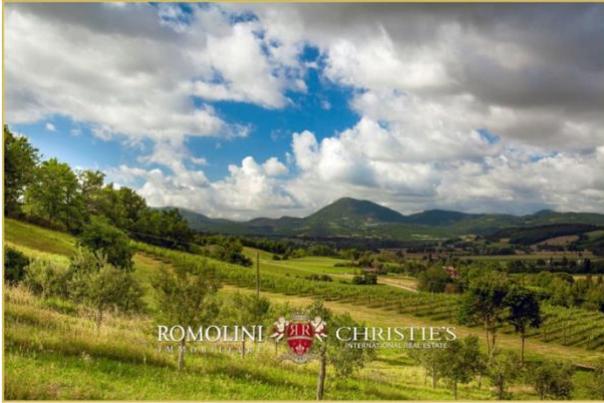


**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## MONTONE WINE ESTATE

In the hills of **Umbria**, not far from the Tuscan border, **organic wine and oil estate** for sale. The property includes **4.5 ha of IGT vineyards** (with a production potential of **95,000 bottles of wine per year**), **878 olive trees** and a wood with **2.0 ha of truffle ground**. In terms of buildings, we find the business center (700 sqm) and a farmhouse to be renovated (480 sqm), as well as a project for the construction of a **wine cellar**.



Services are available in the pretty medieval village of **Montone** (3 km; 5'), visible from the property at the top of the hill, or in the village of **Umbertide** (10') going down towards the **Tiber Valley**. The **E45 freeway** then makes it possible to travel through much of Umbria and reach Tuscany in about half an hour.

## DESCRIPTION OF THE BUILDINGS

The **business center** (700 sqm – 7,532 sqft) is a modern building, constructed in accordance with all earthquake and energy-efficiency standards, which includes a tasting area for products, storage rooms for wine and oil, and a large conference room with 40 seats.



Uphill from the farm building is a large **rustic farmhouse** (400 sqm – 4,304 sqft, up to 7 bedrooms and 5 bathrooms) with a **barn** (80 sqm – 861 sqft), both in ruins. However, there is an already approved renovation project that would make it possible to convert both buildings into houses.

Expansion of the main building by approximately 100 sqm above ground level is also permitted. The position of the farmhouse, on the edge of a plateau, would also allow for the creation of a large basement windowed area (up to 150 sqm) with a view of Montone's historic center.

The current plan is to divide the farmhouse into two independent flats, a larger one for guests and a smaller one that could be used as a private home by the owners or caretakers:

- **Main apartment:** large living room with dining area, kitchen, living room, two bedrooms with en-suite bathroom and four bedrooms with two shared bathrooms upstairs;

© Agenzia Romolini Immobiliare s.r.l.

Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy  
Tel: +39 0575 788 948 – Mail: info@romolini.com

- **Owner/keeper's apartment:** living room with open kitchen, bedroom and bathroom.

There are also plans to build a **private wine cellar** (266 sqm – 2,862 sqft), for which permits have already been obtained. The building would house the winemaking area with a barrique corner for ageing, a warehouse for finished products and an exhibition corner.

## EXTERIOR AND WINE PRODUCTION

The estate covers, in its entirety, roughly **45.4 hectares (112.2 acres)** of land.

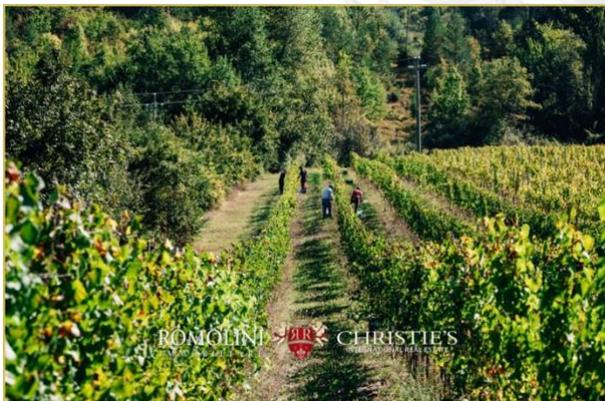


The **vineyards** (5.4 ha) were planted in three separate phases, in 2007, 2010 and 2017, and are made up of Chardonnay (32%), Pinot Noir (23%), Syrah (22%), Friulano (14%) and Viognier (9%) varieties. The soils in which the vines are planted are very diverse, ranging from sandy (Syrah) to sand with a lot of skeleton (Chardonnay, Pinot Noir) and very compact clay (Chardonnay, Friulano). The important factor, shared by all the soils, is the large presence of limestone, which gives the products an important minerality. The orientation of the vineyards is west/south-west with excellent exposure to sunlight and a strong day/night temperature range.

The winery produces at the moment four wines, all mono-varietals:

- **Umbria Rosso IGT:** Syrah 100% (up to 3,660 bottles)
- **Umbria Rosso IGT:** Pinot Nero 100% (up to 3,000 bottles)
- **Umbria Bianco IGT:** Friulano 100% (up to 4,500 bottles)
- **Umbria Bianco IGT:** Chardonnay 100% (up to 3,500 bottles)

To preserve the quality of the wines produced, the company has set a yield limit of 8 tons of grapes per hectare, but the regulations for Umbria IGT wines allow much higher yields (14 tons for Syrah and Pinot Noir, 16 tons for Chardonnay and 18 tons for Friulano).



The farm also has an **olive grove** (2.0 ha) with **828 trees** planted between 2007 and 2010. The varieties are those allowed by the **Umbria Colli del Trasimeno DOC** specification: Frantoio, Leccino, Moraiola, Pendolino (in small part) and Dolce Agogia.

The entire company operates under a voluntary integrated farming regime, following strict regional specifications. Treatments consist of mixtures of copper and sulphur (according to formulations with almost zero residue) and herbicides and chemical fertilizers are not allowed under any circumstances. Again, treatments are only carried out in the presence of a high risk of disease, indicated by agrometeorological stations installed in the soil.

Most of the farm (approximately 28.0 ha) is covered by mixed forests. Between 2008 and 2010, **two truffle groves** (about 1.8 ha in total) were planted with 160 mycorrhized oaks. In addition to the cultivation of vines and olive trees, the area is also highly devoted to truffle production, with a particular focus on white truffle (*Tuber magnatum*), black truffle (*Tuber melanosporum*), summer black truffle (*Tuber aestivum*), brumale truffle (*Tuber brumale*) and bianchetto truffle (*Tuber albidum*).

Finally, there are some areas of unused land (about 9.6 ha) used for arable land and pastures but very suitable for planting new vineyards (about 3.0 ha).

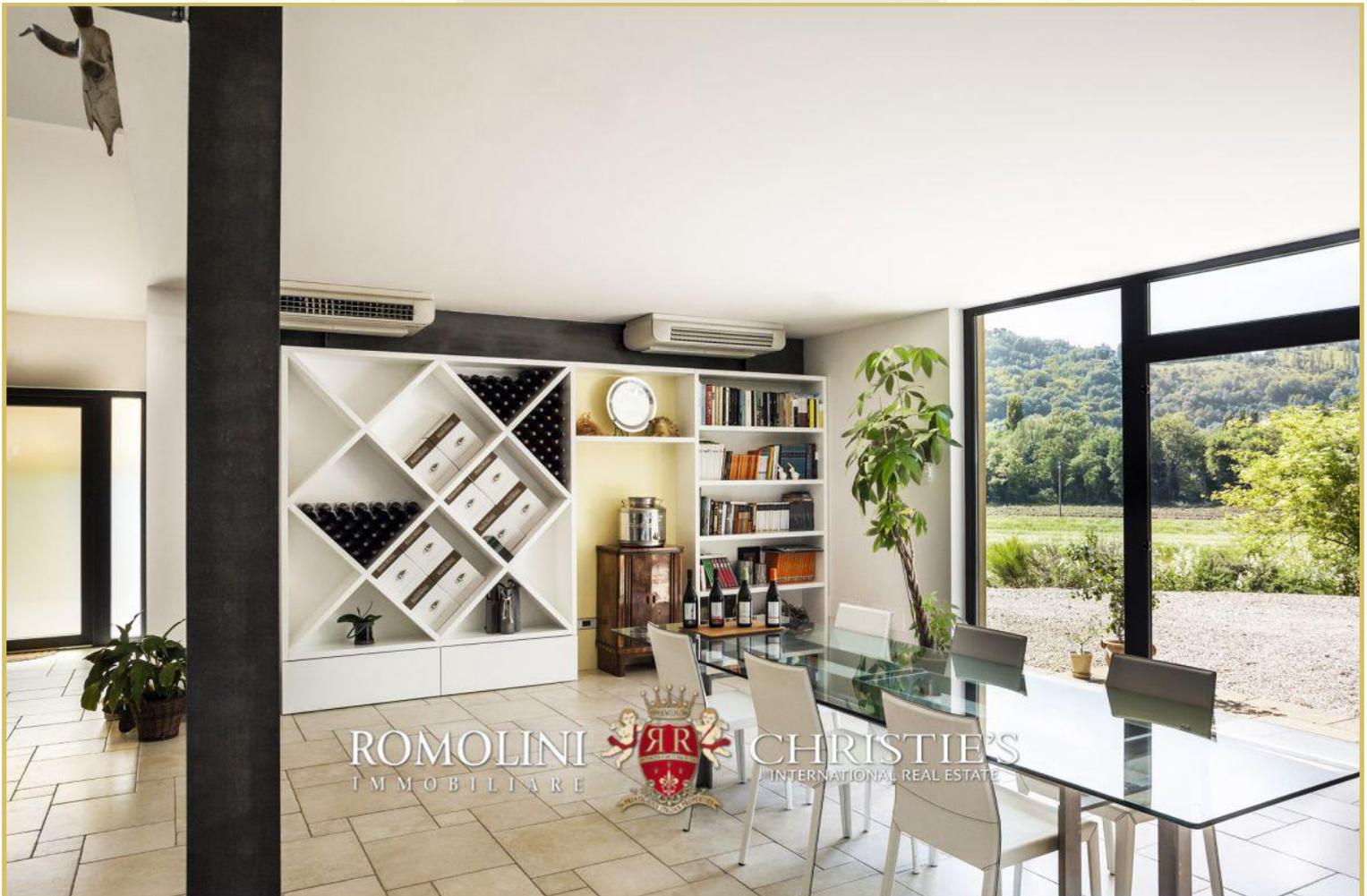




ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE







ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE







ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)