

Ref. 2486 – **BRUNELLO WINERY**

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WINE ESTATE WITH 40.5 HA OF VINEYARDS FOR SALE IN MONTALCINO, TUSCANY

Montalcino – Siena – Tuscany

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Interiors
6,591 sqm

Bedrooms
10+

Bathrooms
10+

Total land
155.2 ha

Vineyards
40.5 ha

Bottles of wine
275,000 max

Olive grove
8.8 ha

On the hills between Val d'Orcia and Maremma, in a very panoramic and private location, 155- ha wine estate with 40.5 hectares of vineyards for sale. The property features two cutting-edge wine cellars (over 6,000 sqm) that can produce up to 275,000 bottles of wine per year (including Brunello di Montalcino DOCG, Maremma DOC, Rosso di Montalcino and several excellent Tuscan IGT wines). The property has excellent development potential for a tourist accommodation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2486 – BRUNELLO WINERY

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road

INTERIOR: 6,591 square meters (70,919 square feet)

TOTAL ROOMS: 40

BEDROOMS: 10+

BATHROOMS: 10+

ANNEXES: farmhouses, agricultural sheds

MAIN FEATURES: stone and brick walls, terracotta floors, old farmhouse, wooden beams, fully equipped cellar, Brunello di Montalcino DOCG vineyards, olive groves, ample expanse of arable land, terraced garden, potential for tourist development, equipment included in the sale

EXTERIORS: 155.2 hectares (383.5 acres)

VINEYARDS: 40.5 hectares (100.1 acres)

WINE PRODUCTION: 2,062.5 hl (~ 275,000 bottles)

OLIVE GROVE: 8.8 hectares (21.7 acres)

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Montalcino (4km; 5'), Buonconvento (18km; 20'), Bagno Vignoni (23km; 30'), Pienza (27km; 30'), Montepulciano (40km; 50'), Siena (46km; 1h), Roccastrada (52km; 55'), Grosseto (61km; 1h), Castiglione del Lago (75km; 1h 20'), San Gimignano (90km; 1h 40'), Volterra (96km; 1h 45'), Orvieto (101km; 1h 40'), Florence (117km; 2h)

CLOSEST AIRPORTS

Grosseto C. Baccarini (64km; 1h), Perugia San Francesco (113km; 1h 40'), Firenze A. Vespucci (128km; 1h 50'), Pisa G. Galilei (209km; 2h 25'), Bologna G. Marconi (209km; 2h 40'), Roma Ciampino (222km; 2h 40'), Roma Fiumicino (230km; 2h 45')

BRUNELLO WINERY

On the hills between **Val d'Orcia** and **Maremma**, in a very panoramic and private location, **155-ha wine estate** with **40.5 hectares of vineyards** for sale. The property features **two cutting-edge wine cellars** (over 6,000 sqm) that can produce up to **275,000 bottles of wine** per year (including **Brunello di Montalcino DOCG**, Maremma DOC, Rosso di Montalcino and several excellent Tuscan IGT wines). The property has excellent development potential for a tourist accommodation.

The selling price includes wine stock currently in the cellar.

The property is reached via a short stretch of unpaved road and the medieval town of **Montalcino** is just 4 km away, all services available within 10' by car. The location is also very convenient to reach most of the historic cities of **Tuscany** (Siena, Volterra, San Gimignano, Florence...).

DESCRIPTION OF THE BUILDINGS

The farm has buildings in the municipalities of **Montalcino** and **Campagnatico**, in Maremma. The building in Montalcino, a large complex constructed around an existing farmhouse, includes the production premises and four independent housing units that could easily be used to start a hospitality business in an area with great potential. In Maremma, the winery has only one cellar for processing grapes.

In total, the two cellars have an area of about **6,000 square meters** and allow the processing of about 400 tons of grapes per year. Equipment includes steel vats (total capacity of 17,455 hl), wooden barrels (4,016 hl), bottling machines, labeling machines, pumps, presses, and vehicles.

EXTERIOR

The estate covers, in its entirety, a total surface of **155.2 hectares (383.5 acres)** on the hills of Montalcino and Maremma.

Backbone of the estate are the **vineyards** (14.4 ha in Montalcino + 26.1 ha in Maremma): these are registered as **Brunello di Montalcino DOCG** (8.8305 ha), **Rosso di Montalcino DOC** (2.7800 ha), **Sant'Antimo DOC**, **Maremma DOC** and **Montecucco DOC**. The estate's production reaches **275,000 bottles per year**, with a particular focus of Brunello di Montalcino DOCG (90,000 bottles) and Rosso di Montalcino (35,000 bottles). The remaining 150,000 bottles are made up Toscana IGT, Maremma DOC, Sant'Antimo DOC and Montecucco DOC. The quality of the wines is ensured by a **draining soil** (medium texture rich in clay and sand) that naturally limits the actual yields of the vines.

The **olive grove** (8.8 ha) is made up of Olivastra, Frantoio, Moraiolo, Leccino and Pendolino and allows for the production of an excellent extra-virgin oil. Olivastra trees are centuries-old, while the other three cultivars come from younger trees.

Notable expanses of **arable land** (47.5 ha) have been bought in the areas of Montalcino and Maremma and could be used to further expand the existing vineyards, leading to an increase in production. The remaining surface of the property is covered in **woodland** (58.2 ha).















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