

Ref. 2526 – **AGLIANICO WINE RESORT**

www.romolini.co.uk/en/2526

STUNNING LUXURY WINE RESORT WITH 4.8 HA OF VINEYARDS FOR SALE IN IRPINIA, CAMPANIA

Avellino – Avellino – Campania

VIEW ON OUR WEBSITE



Interiors
1,000 sqm

Bedrooms
8

Bathrooms
22

Swimming pool
12 × 6 m

Total land
15.6 ha

Vineyards
4.8 ha

Bottles of wine
90,000 max

Just under 700 m above sea level in the Irpinia hills, a few kilometres from Avellino, a splendid wine estate with luxury resort for sale. The property covers 15.8 hectares that include 4.8 ha of DCOG and DOC vineyards. The property offers a total of 8 bedrooms, beautiful communal areas and a modern wine cellar that produces approximately 90,000 bottles of wine per year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2526 – AGLIANICO WINE RESORT

TYPE: wine resort

CONDITIONS: excellent

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,000 square meters (10,760 square feet)

TOTAL ROOMS: 40

BEDROOMS: 8

BATHROOMS: 22

ANNEXES: farmhouse, wellness center under construction

MAIN FEATURES: reinforced concrete structure, restaurant with professional kitchen, tasting room, fully equipped wine cellar, guest rooms, swimming pool with stone solarium, gardens, DOC and DOCG vineyard, small olive grove, gravel parking area

EXTERIORS: 15.6 hectares (38.5 acres)

VINEYARDS: 4.8 hectares (11.9 acres)

WINE PRODUCTION: up to 90,000 bottles / year

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

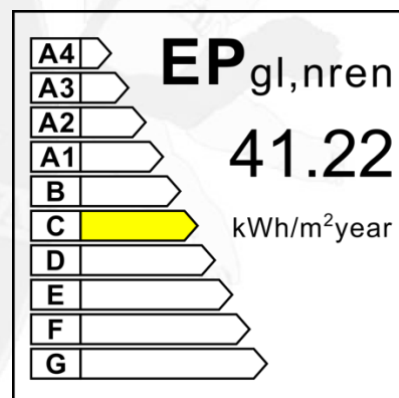
WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: tes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Taurasi (12km; 20'), Avellino (17km; 25'), Altavilla Irpina (20km; 25'), Benevento (32km; 35'), Nola (46km; 40'), Salerno (46km; 40'), Pompeii (72km; 1h), Naples (74km; 1h), Caserta (76km; 1h), Capua (82km; 1h), Paestum (89km; 1h 20'), Sorrento (101km; 1h 40')

CLOSEST AIRPORTS

Salerno Costa d'Amalfi (62km; 50'), Napoli Capodichino (68km; 50'), Bari Wojtyła (191km; 2h), Roma Ciampino (256km; 3h), Roma Fiumicino (281km; 2h 55')

AGLIANICO WINE RESORT

Just under 700 m above sea level in the **Irpinia** hills, a few kilometres from **Avellino**, a splendid **wine estate** with **luxury resort** for sale. The property covers **15.8 hectares** that include 4.8 ha of **DOCG and DOC vineyards**. The property offers a total of **8 bedrooms**, beautiful communal areas and a **wine cellar** that produces approximately **90,000 bottles of wine per year**.

Basic services can all be found in the nearby village (3km; 5') or directly in the city of Avellino (17km; 25') where one can find all the services one might need. The international airport of Naples is less than an hour's drive away.

DESCRIPTION OF THE BUILDINGS

The **wine resort** is on four levels, both above ground and partially underground:

- **Basement:** grape processing room (both own production and conferment from other local producers), winemaking rooms, bottling and packaging line;
- **Ground floor:** wine ageing area, restaurant with professional kitchen, showroom for the company's products, management, administrative offices and service bathrooms;
- **First floor:** hall for events, tasting area and five bedrooms with private bathroom;
- **Second floor:** linen and cleaning equipment rooms, service bathroom, small reception room, conference room with bathrooms and three bedrooms with private bathroom.

Upstream from the resort, a large two-story building is under construction to be used as a spa and **wellness center** for the guests.

EXTERIORS AND WINE PRODUCTION

The property covers a total of **15.6 hectares (38.5 acres)**. The resort is surrounded by over **17,500 sqm of gardens**, on which the **12 x 6 m swimming pool** with stone-paved solarium and a clay tennis court are located. Gravel parking areas have also been created next to the buildings.

The heart of the farm's agricultural activity is the vineyard, characterized by varieties typical of the area and registered entirely as DOCG and DOC.

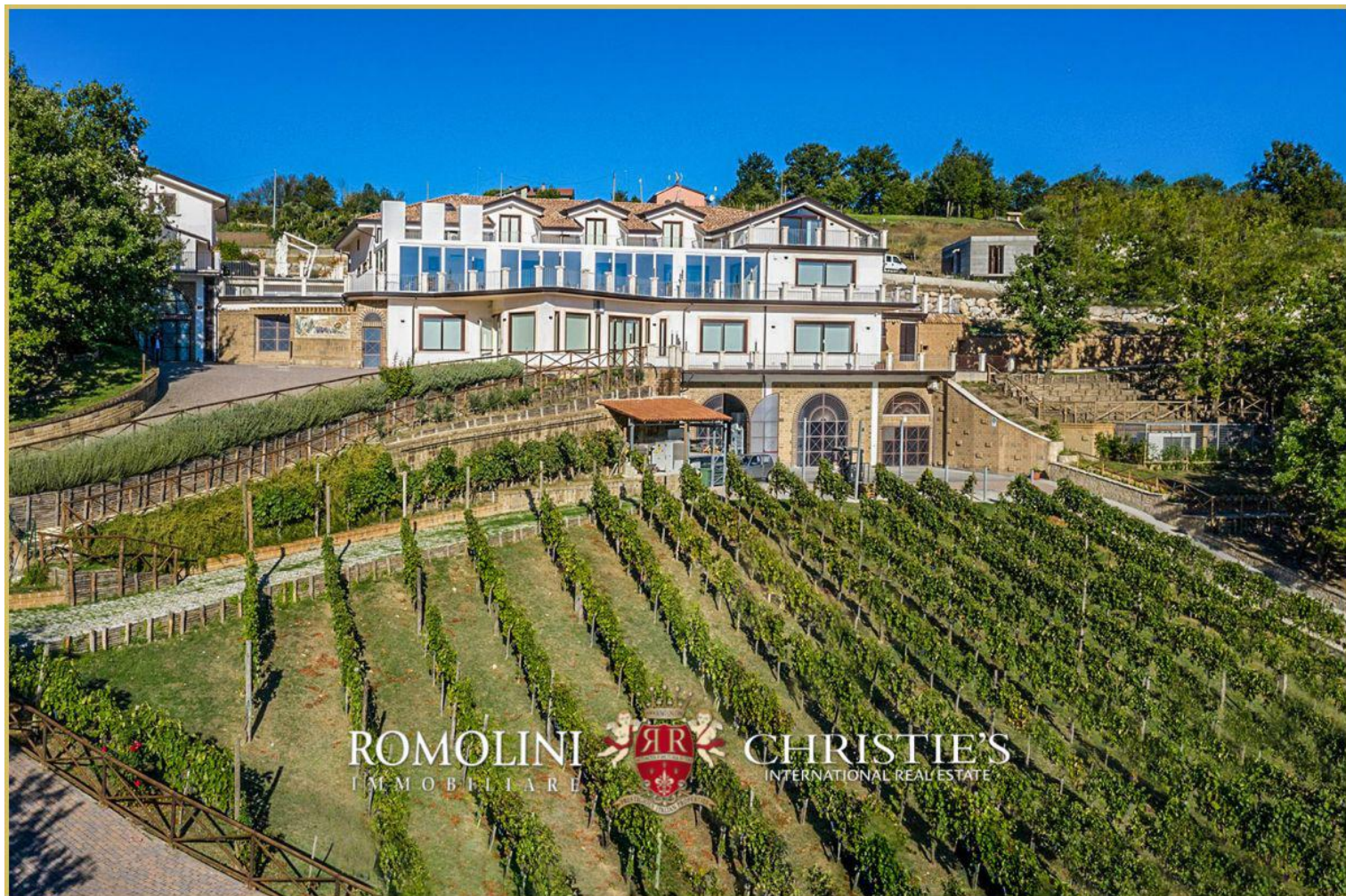
- **Vineyards surface:** 4.8 hectares
- **Varieties:** Aglianico, Greco, Falanghina, Fiano
- **Giacitura:** 450 – 500 m asl
- **Training:** Guyot, controspalliera, pruned-spur cordon (3,000 – 4,000 vines / ha)
- **Soil composition:** clayish, marly, silty (abundant presence of sulphur)
- **Yearly production:** up to 90,000 bottles / year

The company focuses on the production of top-quality wines that include three DOCG and three DOC labels, as well as sparkling wine and grappa.

- **Taurasi DOCG** (€ 25.00 – € 45.00): Aglianico 100%
- **Greco di Tufo DOCG** (€ 13.50 – € 15.00): Greco 100%
- **Fiano di Avellino DOCG** (€ 13.50 – € 16.00): Fiano 100%
- **Irpinia DOC** (€ 14.00 – € 17.00): Aglianico 100%
- **Irpinia DOC** (€ 12.50 – € 15.50): Falanghina 100%
- **Dry Sparking Wine** (€ 13.00): Fiano 100%
- **Fiano Passito DOC:** Fiano 100%
- **Grappa:** Fiano 100%

The farm also uses a small **olive grove** (about 500 sqm) to produce a small quantity of oil with Frantoio, Leccino, Nocellara del Belice and Rotondella varieties. The price is around € 16.00 / lt.

The rest of the estate is covered to varying degrees by **woodland** (5.5 ha) and **arable land** (3.5 ha), which can be partially used for planting new vines and/or olive trees.











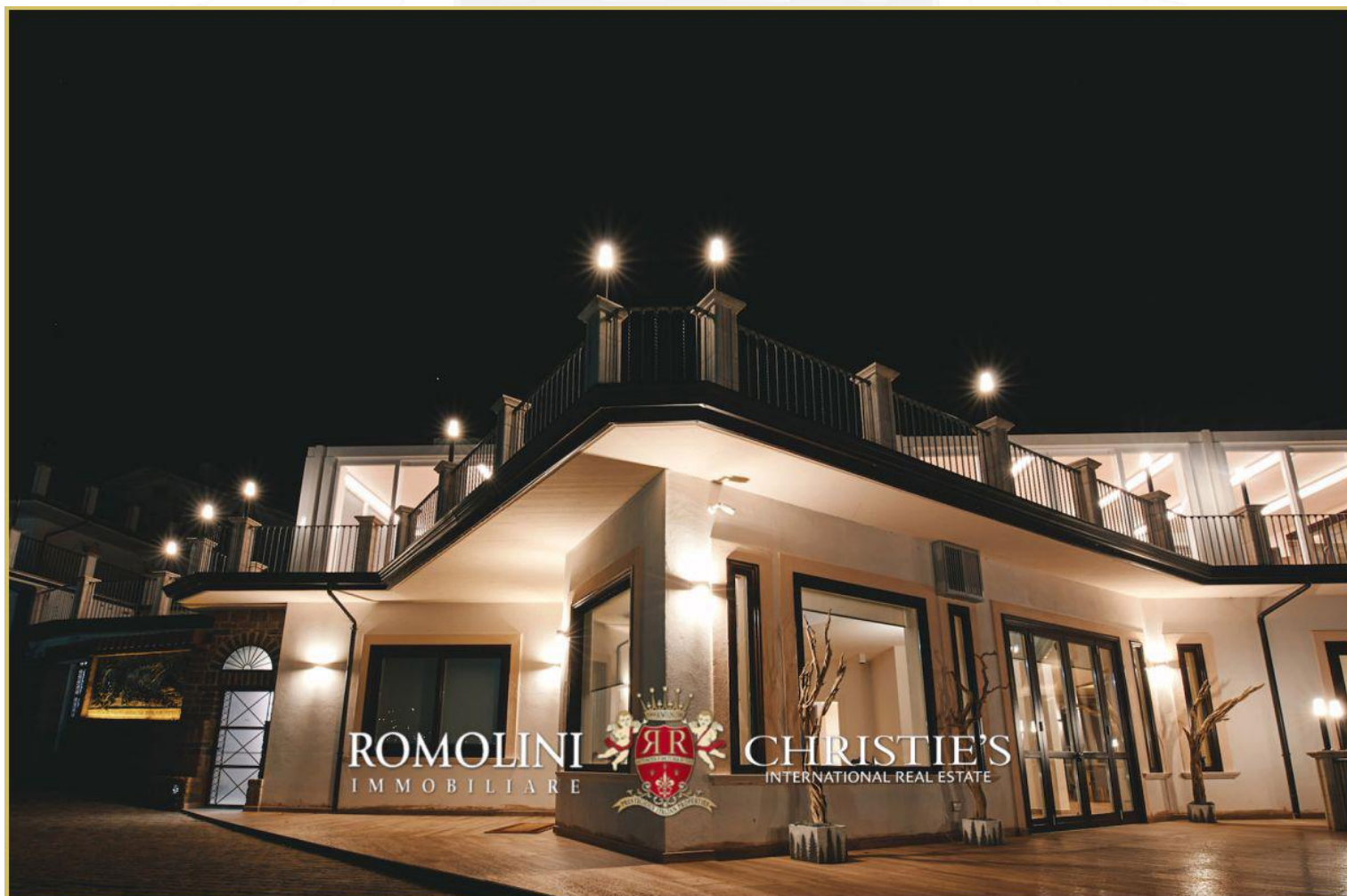






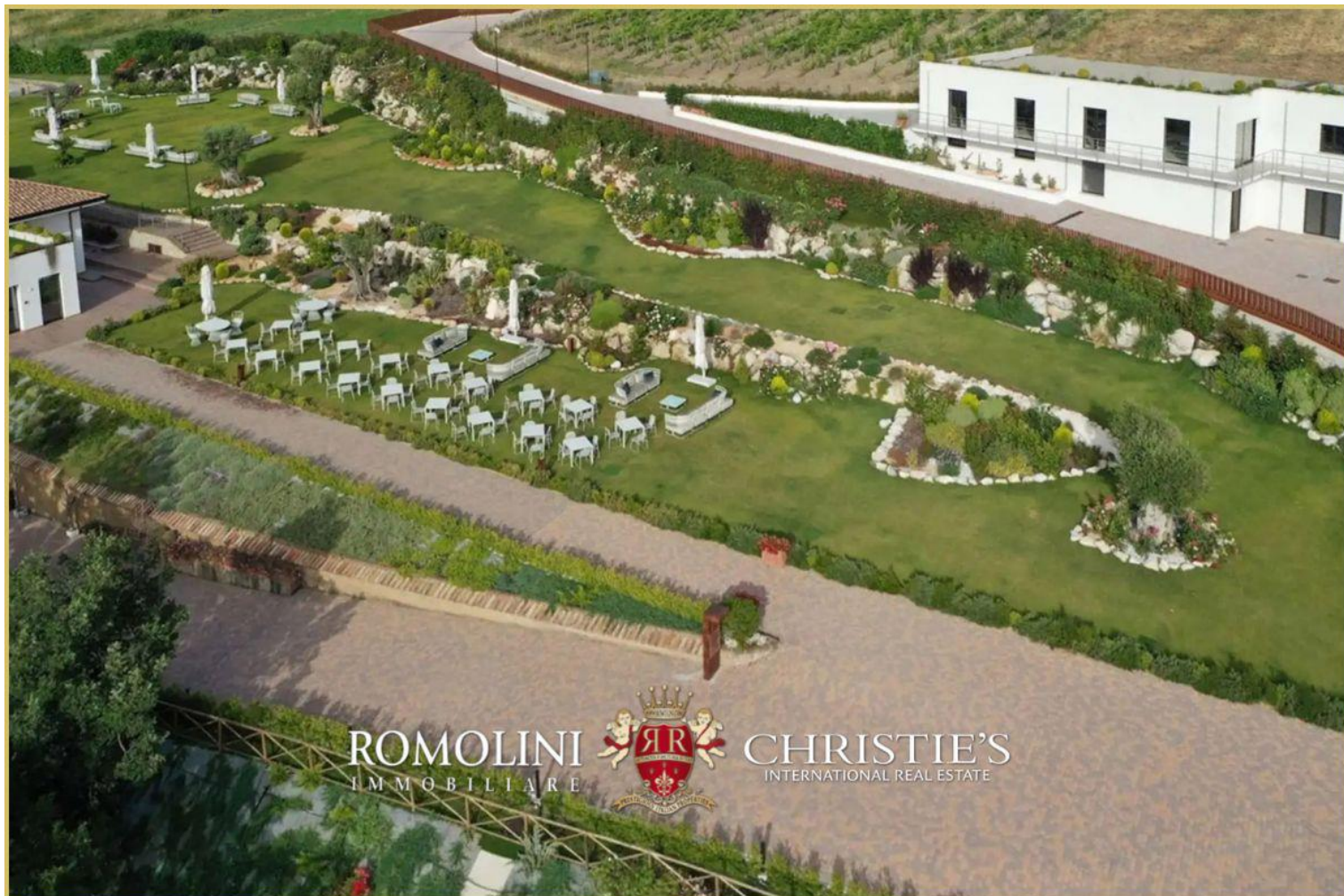




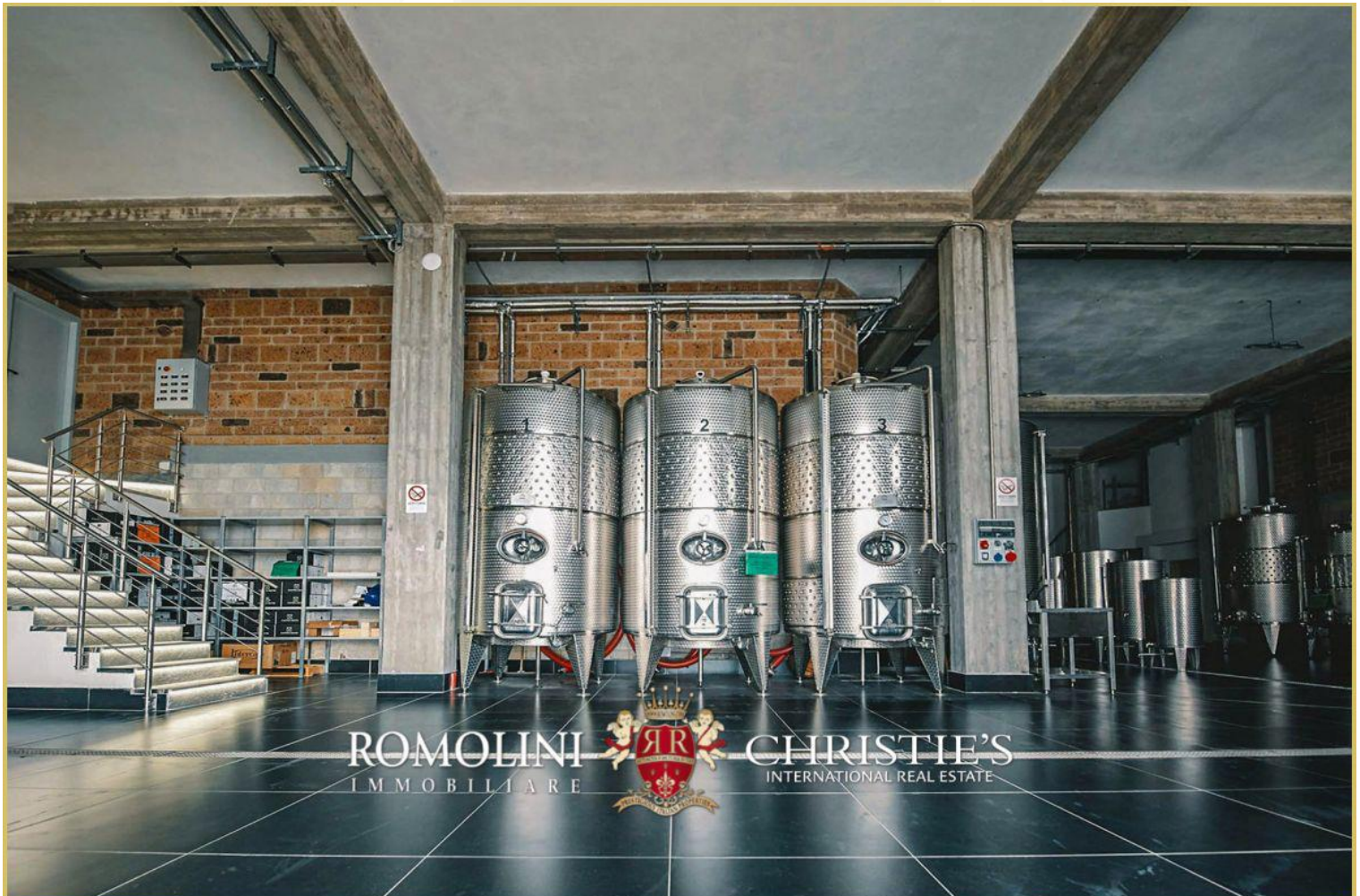




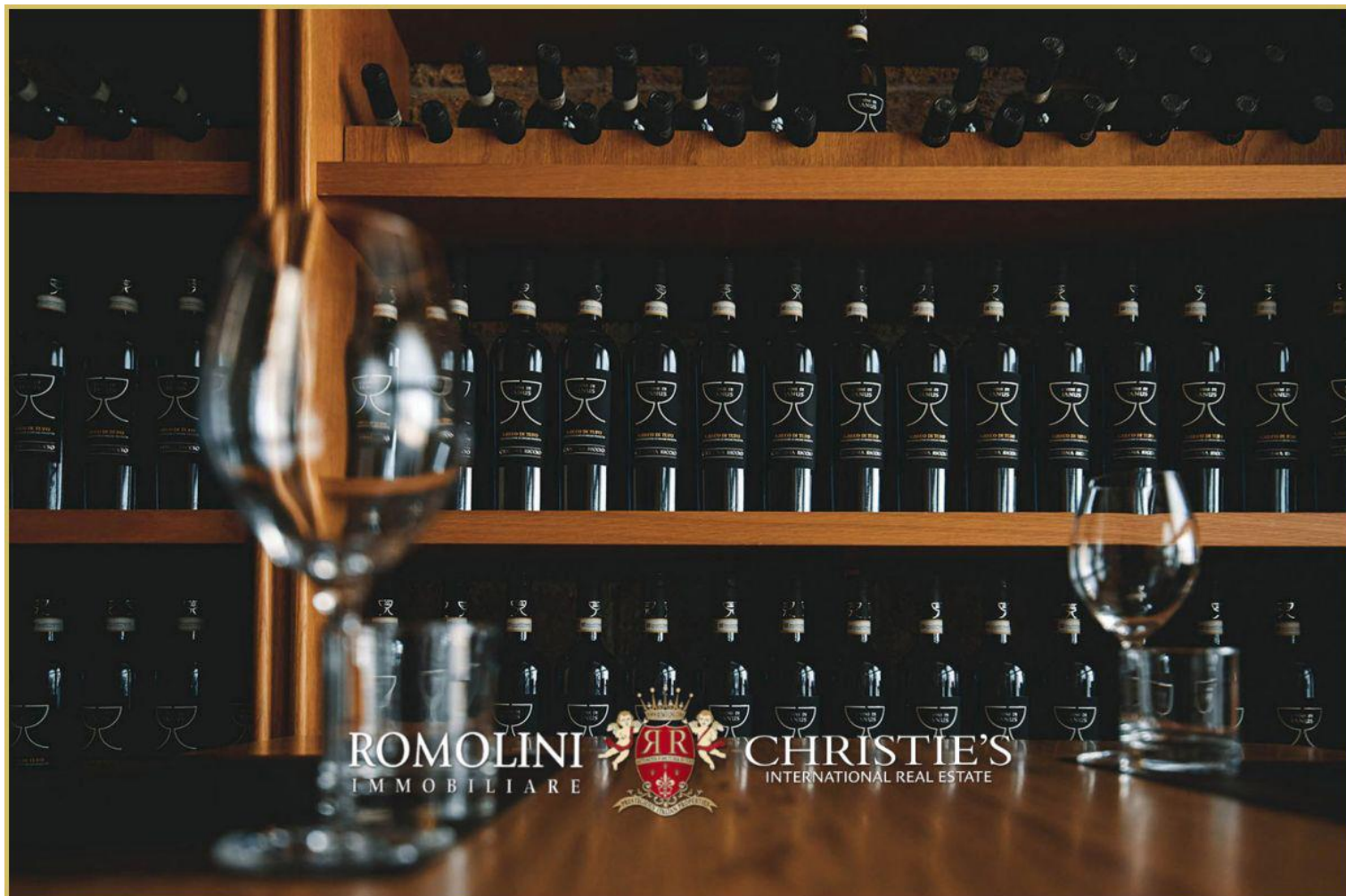




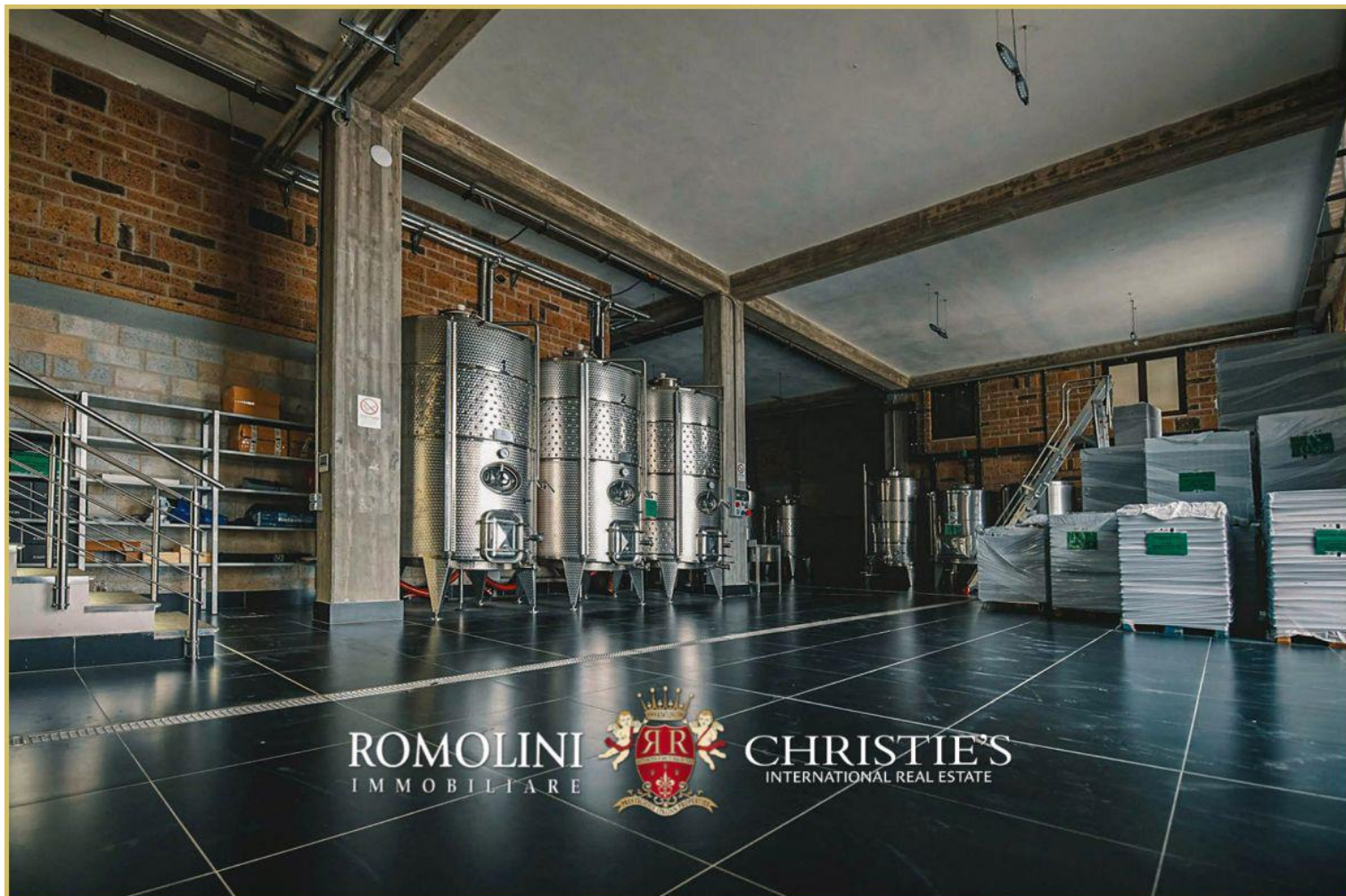


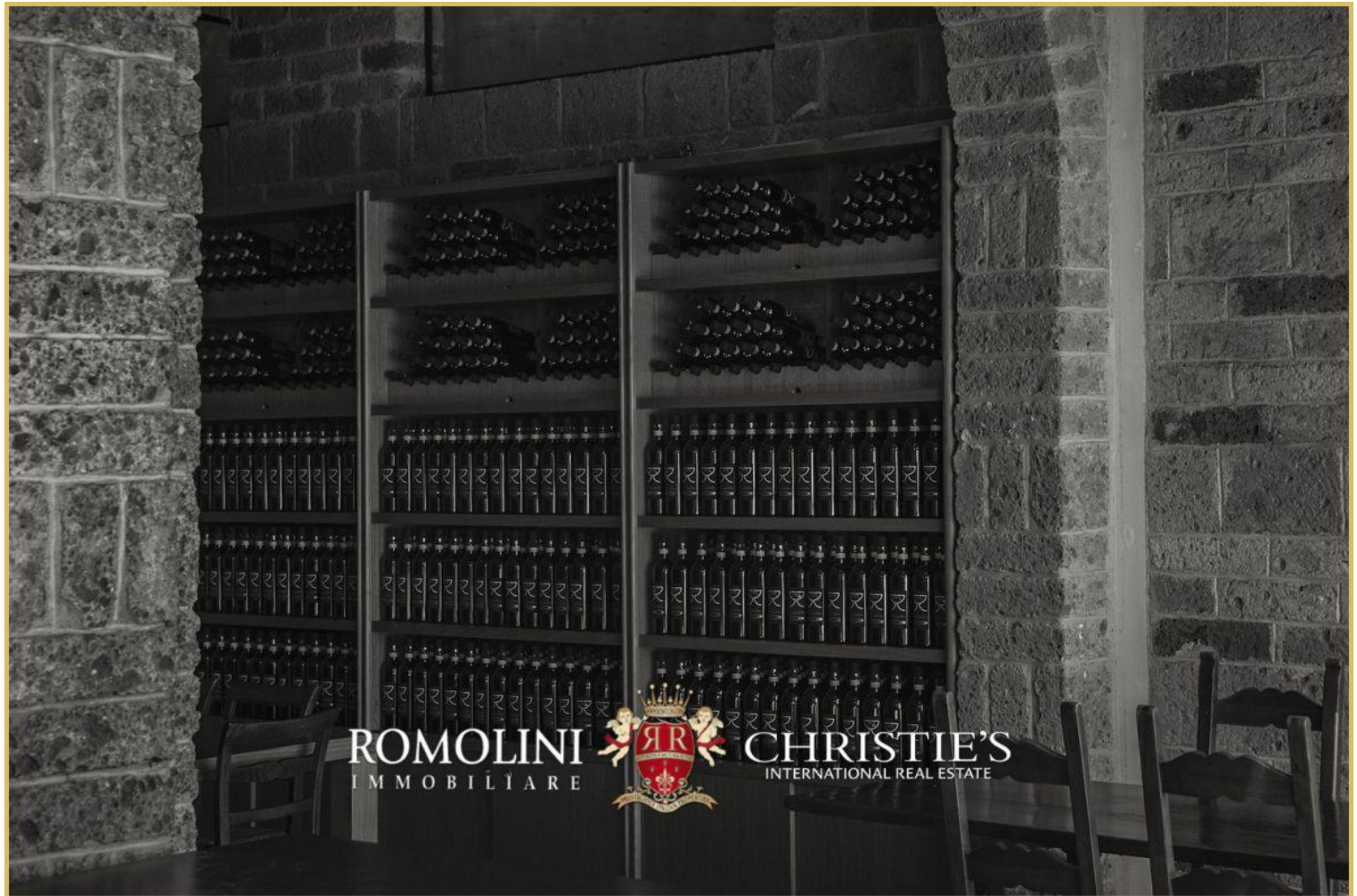














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