

Ref. 2539 – **CORALLO WINERY**

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SMALL WINE ESTATE WITH 3.2 HA OF VINEYARDS FOR SALE IN MONTEPULCIANO, TUSCANY

Montepulciano – Siena – Tuscany

VIEW ON OUR WEBSITE



Interiors
440 sqm

Bedrooms
Up to 3

Bathrooms
Up to 4

Total land
11.7 ha

Vineyards
3.2 ha

Bottles of wine
30,000 max

This 11.7-ha wine estate is located within walking distance of Montepulciano. The estate includes 3.5 ha of vineyards, registered as Nobile di Montepulciano (2.2 ha) and Toscana IGT (1.0 ha). The well-exposed vineyards allow the production of about 30,000 bottles of wine each year. The winery has all the facilities for grape processing and transformation, while the house to be renovated is an excellent asset to increase the winery business.

SUMMARY OF THE PROPERTY

REFERENCE #: 2539 – ATHENA WINERY

TYPE: wine estate

CONDITIONS: partially restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 440 square meters (4,734 square feet)

TOTAL ROOMS: 9

BEDROOMS: up to 3

BATHROOMS: up to 4

ANNEXES: storages

MAIN FEATURES: brick walls, fully equipped wine cellar, DOCG and DOC vineyards, renovation project for three apartments

EXTERIORS: 11.7 hectares (28.9 acres)

VINEYARDS: 3.2 hectares (7.9 acres)

WINE PRODUCTION: up to 30,000 bottles / year

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

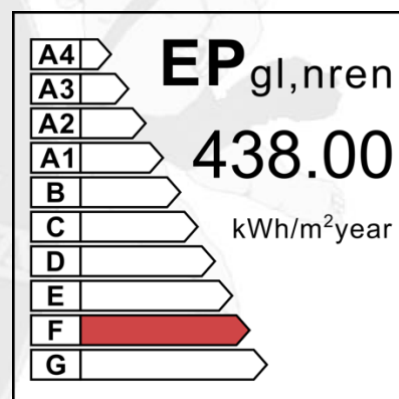
WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (1.5km; 3'), Montepulciano (9km; 15'), Pienza (23km; 30'), Castiglion del Lago (17km; 20'), Lucignano (32km; 33'), Bagno Vignoni (30km; 40'), Cortona (25km; 30'), Montalcino (44km; 55'), Buonconvento (48km; 55'), Arezzo (59km; 50'), Siena (72km; 1h), Orvieto (64km; 55'), Monteriggioni (88km; 1h 10'), San Gimignano (109km; 1h 30'), Florence (114km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (67km; 55'), Grosseto C. Baccarini (106; 1h 45'), Firenze A. Vespucci (133km; 1h 35'), Pisa G. Galilei (194km; 2h 10'), Roma Ciampino (186km; 2h), Roma Fiumicino (199km; 2h 5'), Bologna G. Marconi (215km; 2h 25')

CORALLO WINERY

This **11.7-ha wine estate** is located within walking distance of **Montepulciano**. The estate includes 3.5 ha of vineyards, registered as **Nobile di Montepulciano** (2.2 ha) and **Toscana IGT** (1.0 ha). The well-exposed vineyards allow the production of about **30,000 bottles of wine** each year. The winery has all the facilities for grape processing and transformation, while the house to be renovated is an excellent asset to increase the winery business.

The property is also easily accessible given its proximity to the highway, and the nearby village has all the necessary services (1.5 km; 3'). The location of the property also allows to reach many of the art cities of **Tuscany** and **Umbria** (Montepulciano, Montalcino, Pienza, Orvieto, Siena, Monteriggioni, Florence, Castiglion del Lago).

DESCRIPTION OF THE BUILDINGS

The farm consists of a **rustic farmhouse** (440 sqm) and some outbuildings, partially restored.

On the ground floor of the farmhouse are the winery, the winemaking and grape processing rooms and a warehouse where the wines rest before being marketed. The winemaking cellar is equipped with all the necessary tools to optimize production such as steel tanks with controlled temperature and wood for excellent aging of red wines.

On the upper floor of the farmhouse we find other rooms to be renovated. There is already a project for the work to create three independent apartments, all consisting of living room with kitchenette, bedroom and bathroom.

The other outbuildings are currently used as storage but could be useful to complement the farmhouse or as a farm store.

EXTERIORS AND WINE PRODUCTION

The farm covers a total area of **11.7 hectares (28.9 acres)** in the hills of Montepulciano.

The backbone of the farm is the **vineyard**, claimable to Nobile di Montepulciano DOCG (1.9300 ha), Rosso di Montepulciano DOC (0.2480 ha) and Chianti DOCG (0.3870 ha).

- **Vineyards surface:** 3.2 hectares
- **Varieties:** Sangiovese, Canaiolo, Mammolo, Merlot, Malvasia Bianca, Trebbiano
- **Training:** pruned-spur cordon, Guyot
- **Years of planting:** 1957 (Canaiolo, Mammolo, Malvasia Bianca), 1993 (Sangiovese), 2003 (Trebbiano, Merlot)
- **Altitude and exposure:** 270 – 290 m slm (sud-est)
- **Soil composition:** clayish, tufaceous
- **Yearly production:** approx. 225 hl (~ 30,000 bottles)

The winery currently produces the following wines:

- **Toscana Rosso IGT** (€ 70.00): Sangiovese 55%, Canaiolo 27%, Mammolo 5%, Malvasia Bianca 5%, Merlot 3%
- **Nobile di Montepulciano DOCG** (€ 35.00): Sangiovese 70%, Canaiolo 20%, Mammolo 5%, Malvasia Bianca 5%
- **Rosso di Montepulciano DOC** (€ 19.00): Sangiovese 70%, Merlot 30%
- **Toscana Rosato IGT** (€ 21.00): Sangiovese 100%
- **Toscana Rosso IGT** (€ 16.00 – € 50.00): Sangiovese 80%, Canaiolo 20%

In contrast, the rest of the agricultural surface (8.2 ha) is currently registered as simple arable land, but these large plots could be used to plant new vineyards and increase production.





















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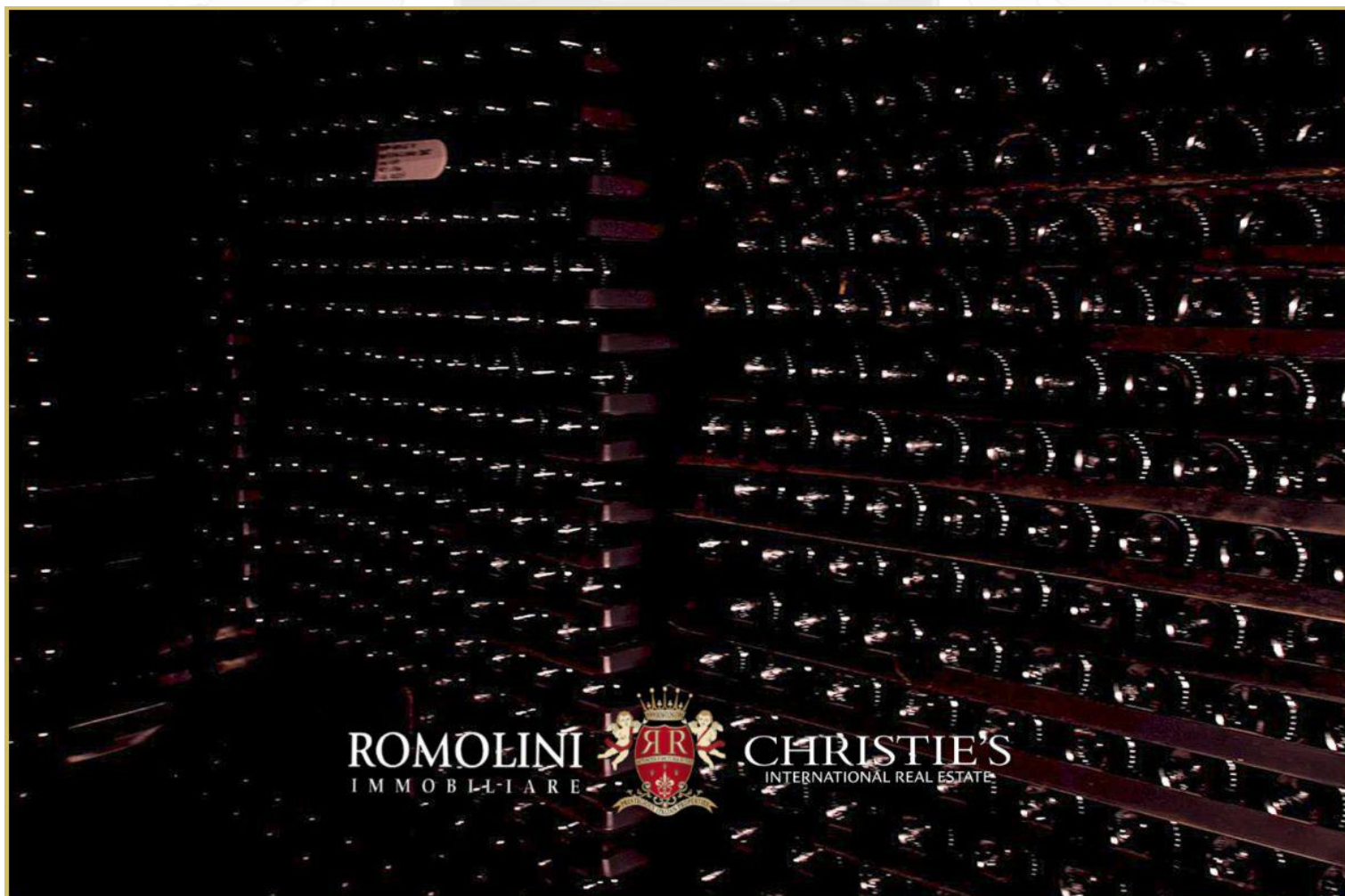




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