

Ref. 2585 – **COLLI PIACENTINI WINERY**

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30.6-HA WINE ESTATE FOR SALE IN THE COLLI PIACENTINI AREA, EMILIA-ROMAGNA

Piacenza – Piacenza – Emilia-Romagna



Interiors
3,025 sqm

Bedrooms
15+

Bathrooms
18+

Total land
30.6 ha

Vineyards
12.4 ha

Bottles of wine
100,000 max

Olive grove
150 trees

In Emilia-Romagna, 30.4 ha wine estate for sale in the hills of Piacenza. The farm has a large vineyard (12.4 ha) that is jointly exploited with an 800-sqm winery for the production of about 770 hl of wine per year (DOC, IGT and sparkling wines). The other buildings include the manor house and several buildings to be renovated that could be used to start a small accommodation business.

SUMMARY OF THE PROPERTY

REFERENCE #: 2585 – COLLI PIACENTINI WINERY

TYPE: wine estate

CONDITIONS: good

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 3,025 square meters (32,550 square feet)

TOTAL ROOMS: 32

BEDROOMS: 15+

BATHROOMS: 18+

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: modern wine cellar, country houses to be restored, possibility of establishing a small accommodation business, DOC vineyards, olive trees

EXTERIORS: 30.6 hectares (75.6 acres)

VINEYARDS: 12.4 hectares (75.1 acres)

WINE PRODUCTION: 770 hl / year

OLIVE GROVE: 150 trees

GARDEN: yes, around the buildings

SWIMMING POOL: no

ELECTRICITY: already connected + photovoltaic system (16 kW)

WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 271.13 kWh/m²year)

HEATING SYSTEM: radiators + controlled temperature

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Castel San Giovanni (15km; 20'), Pavia (33km; 45'), Voghera (41km; 40'), Piacenza (34km; 30'), Lodi (48km; 55'), Milan (76km; 1h 30'), Alessandria (76km; 1h), Vigevano (89km; 1h 20'), Genoa (130km; 1h 50'), Reggio Emilia (138km; 1h 40'), Turin (161km; 1h 55'), Bologna (198km; 2h 15')

CLOSEST AIRPORTS

Milano Linate (73km; 1h 15'), Bergamo Orio al Serio (116km; 1h 35'), Milano Malpensa (119km; 1h 40'), Genova C. Colombo (129km; 1h 40'), Cuneo Levaldigi (177km; 2h 15'), Torino S. Pertini (190km; 2h), Bologna G. Marconi (194km; 2h)

COLLI PIACENTINI WINERY

In **Emilia-Romagna**, 30.4 ha **wine estate** for sale in the hills of **Piacenza**. The farm has a large vineyard (12.4 ha) that is jointly exploited with an 800-sqm winery for the production of about **770 hl of wine per year** (DOC, IGT and sparkling wines). The other buildings include the manor house and several buildings to be renovated that could be used to start a **small accommodation business**.

Services are available in the nearby village (3km; 5') in the heart of the Colli Piacentini, and proximity to the highway junction makes it possible to reach Piacenza in about half an hour by car.

DESCRIPTION OF THE BUILDINGS

The **wine cellar** (about 800 sqm – 8,608 sqft) has a storage capacity of about 2,300 hl, with more than 40 barrels of different capacities and types, from oak through steel to concrete. The building is divided into separate but at the same time communicating zones for maximum production efficiency:

- **Zone A**: winemaking area, processing and storage of bulk wines;
- **Zone B**: preparation of sparkling wines with refrigerated autoclaves;
- **Zone C**: aging of red wines and storage of bottles ready for sale;
- **Zone D**: bottling line with automatic rinsing system, twelve-station filling machine, capping machine, caging machine, automatic capsuling machine and labeling machine. The plant with all machines in line has an output ranging from 800 to 2,500 bottles per hour.

Outside the winery, under an arcade is the crushing and destemming plant with an attached tank to collect the harvested grapes, as well as two presses for crushing grapes.

Next to the winery is a **two-story warehouse** (280 sqm – 3,013 sqft) for bottle handling and storage, equipped with a freight elevator to transfer baskets from one floor to another. The upper floor is used to shelter the truck used for deliveries. A small tasting room with a fireplace is also located on the ground floor.

Other buildings and cottages, all adjacent to each other, are part of the farm complex:

- **Manor house** (580 sqm – 6,241 sqft) consisting of two apartments and a large panoramic terrace, from which one can admire the surrounding hills;
- **Old rustic house** (about 450 sqm – 4,842 sqft), very suitable as a B&B, with adjacent large garage;
- **Rustic farmhouse** to be renovated (110 sqm – 1,184 sqft), also very suitable for conversion into B&B, plus porch for vehicle storage;
- **Tool shed** (45 sqm – 484 sqft), already renovated and usable;
- **Country house** (180 sqm – 1,937 sqft), currently used as tool storage but potentially convertible for residential and/or B&B use;
- **Two sheds** (250 sqm – 2,690 sqft) for storing tractors and machinery used in working the fields and vineyards;
- **Two sheds** (300 sqm – 3,228 sqft) to shelter wood, but usable as needed for vehicles and equipment;
- **Rustic house** (30 sqm – 323 sqft) to be renovated with small porch.

A **16-kW photovoltaic system** is installed on the main house and storage warehouse, which went into production in 2010 and is fully functional.

EXTERIOR AND WINE PRODUCTION

The total area is about **30.6 hectares (75.6 acres)**, mostly gathered in one large plot, with the

exception of a few smaller plots located, however, a short distance from the farm center. The land is mostly covered with **arable land** (13.5 ha partially suitable for planting new vines) and mixed **woodland** (4.1 ha).

The vineyards (12.4 ha) are all carefully tended, and productivity is ensured by constant replanting over time of plants that have failed.

- **Vineyard surface:** 12.4 ha
- **Varieties:** Barbera (26%), Bonarda (18%), Ortrugo (13%), Pinot Noir (11%), Malvasia (9%), Cabernet Sauvignon (8%), Syrah (5%), Chardonnay (5%), Riesling (4%), Merlot (1%)
- **Altitude and exposure:** 250 – 330 m asl (south-west)
- **Years of planting:** 1975, 1987, 1980, 1986, 1990, 1996, 2000, 2009, 2010, 2019, 2022
- **Soil composition:** limestone-clayey
- **Yearly production:** 770 hl (293 hl bottled + 477 hl bulk)

Production is marked by the highest quality, with DOC and IGT wines, and the bottles produced vary each year according to market demand.

- **Metodo Classico Brut:** Pinot Noir 100% (1,500 bottles)
- **Metodo Charmat Brut:** Pinot Noir 100% (2,000 bottles)
- **Spumante Brut:** Ortrugo 100% (1,300 bottles)
- **Ortrugo DOC:** Ortrugo 100% (2,600 bottles)
- **Gutturnio DOC:** Barbera 60%, Bonarda 40% (3,300 bottles)
- **Gutturnio Superiore DOC:** Barbera 60%, Bonarda 40% (2,600 bottles)
- **Colli Piacentini DOC:** Chardonnay 100% (2,600 bottles)
- **Colli Piacentini DOC:** Malvasia 100% (1,300 bottles)
- **Colli Piacentini DOC:** Chardonnay 100% (2,500 bottles)
- **Colli Piacentini DOC:** Cabernet Sauvignon 100% (2,600 bottles)
- **Colli Piacentini DOC:** Pinot nero 100% (2,600 bottles)
- **Colli Piacentini DOC:** Barbera 100% (2,600 bottles)
- **Colli Piacentini DOC:** Bonarda 100% (3,300 bottles)
- **Riesling IGT:** Riesling 100% (2,600 bottles)
- **Vino da tavola:** blend of red grapes (1,600 Magnum bottles)
- **Vino da tavola:** blend of white grapes (1,300 Magnum bottles)

In addition to numerous fruit trees on the property, about **150 olive trees** for oil production were planted a few years ago.

There are also about ten water wells, used mainly for vineyard treatments and possible irrigation if required by crops or particularly dry seasons.



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