

Ref. 2650 – **CONTEMPORARY WINERY**

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## ORGANIC WINE ESTATE FOR SALE IN MARCHE, JUST 20' FROM THE SEA

San Benedetto del Tronto – Ascoli Piceno – Marche

**VIEW ON OUR WEBSITE**



<b>Interiors</b> 2,354 sqm	<b>Bedrooms</b> 6	<b>Bathrooms</b> 11	<b>Swimming pool</b> 12 x 6 m
<b>Total land</b> 46.1 ha	<b>Vineyards</b> 26.8 ha	<b>Bottles of wine</b> 140,000 max	<b>Olive grove</b> 3.7 ha
			<b>Oil</b> 1,000 kg

In the hills of the Marche region, in the province of Ascoli Piceno and not far from the sea, 46.1-hectare organic winery for sale. The property features a modern winery (over 1,900 sqm) and a villa (372 sqm) that is rented with good results. Exploiting 26.8 ha of vineyards and 3.7 ha of olive groves, the farm produces 140,000 bottles of wine and 1,000 kg of oil.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2650 – CONTEMPORARY WINERY

**TYPE:** organic wine estate

**CONDITIONS:** newly built

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 2,354 square meters (25,329 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 6

**BATHROOMS:** 11

**ANNEXES:** technical area, villa, shed

**MAIN FEATURES:** modern building, reinforced concrete structure, rooms with climate control, panoramic terrace, villa for rent, photovoltaic system, Infinity-edge pool

**EXTERIORS:** 46.1 hectares (113.9 acres)

**VINEYARDS:** 26.8 hectares (66.2 acres)

**WINE PRODUCTION:** 140,000 bottles / year

**OLIVE GROVE:** 3.7 hectares (9.1 acres)

**OIL PRODUCTION:** 1,000 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m (heated)

**ELECTRICITY:** already connected + photovoltaic system (50 kW)

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Town with services (8km; 10'), Offida (15km; 20'), San Benedetto del Tronto (21km, 30'), Ascoli Piceno (41km, 45'), Fermo (22km, 30'), Porto d'Ascoli (29km, 35'), Porto Sant'Elpidio (41km; 40'), Macerata (72km, 1h 5'), Ancona (87km, 1h 5'), Jesi (109km, 1h 20'), Matelica (112km, 1h 40')

## CLOSEST AIRPORTS

Ancona R. Sanzio (95km, 1h 5'), Pescara P. Liberi (105km, 1h 25'), Perugia S. Francesco (170km, 2h), Bologna G. Marconi (297km, 3h), Roma Ciampino (245km, 2h 55'), Roma Fiumicino (270km, 3h 5'), Firenze A. Vespucci (344km, 3h 55')

## CONTEMPORARY WINERY

In the hills of the **Marche** region, in the province of **Ascoli Piceno** and not far from the **sea**, 46.1-hectare **organic winery** for sale. The property features a modern winery (over 1,900 sqm) and a villa (372 sqm) that is rented with good results. Exploiting **26.8 ha of vineyards** and **3.7 ha of olive groves**, the farm produces **140,000 bottles of wine** and **1,000 kg of oil**.

The farm is located not far from a medieval village that offers most of the basic services, reachable in less than ten minutes by car by paved road. The property is about 20' from the sea, where there are renowned cities and towns such as Marina di Massignano, Cupra Marittima and San Benedetto del Tronto.

## DESCRIPTION OF THE BUILDINGS

The heart of the property is the **wine cellar** (1,925 sqm – 20,713 sqft, 4 bathrooms), a modern building built with every precaution not to disturb the landscape but equipped with cutting-edge systems and tools necessary for the processing, aging and bottling of wines. A large warehouse is located in front of the winery and allows storage of the wine produced while awaiting sale.

A **large shed** (378 sqm – 4,067 sqft) allows sheltering several cars and vehicles, as well as providing support for the **photovoltaic system** (50 kW).

The property also includes a **villa** (372 sqm – 4,003 sqft, 6 bedrooms and 7 bathrooms) on two floors, listed in the accommodation circuit and rented as a single dwelling with good results:

- **Ground floor:** entrance hall, large central living room, service bathrooms, kitchen with adjoining dining room, TV room and bedroom with private bathroom
- **First floor:** living room, five bedrooms with en-suite bathrooms and two terraces.

The house is then accompanied by a **12 x 6 m heated infinity pool** with **room underneath** (57 sqm – 613 sqft) where technical rooms necessary for the operation of the pool, storage rooms and a laundry room were created.

## EXTERIOR AND AGRICULTURAL PRODUCTION

The farm can count on **46.1 hectares (113.9 acres) of land** in total. Of these, about half are owned (24.2 ha) while the remainder are conducted under lease (21.9 ha) with a contract expiring in 2033.

The backbone of the winery are the **vineyards** (26.8 ha), cultivated with strictly organic methods and characterized by careful selection of grapes before pressing.

- **Vineyard surface:** 26.8 ha (6.4 ha owned + 20.4 ha leased)
- **Varieties:** Pecorino, Petit Verdot, Montepulciano, Merlot, Passerina
- **Training:** Guyot (3,300 vines / ha)
- **Altitude and exposure:** 250 – 500 m asl (south)
- **Soil composition:** clay, limestone
- **Yearly production:** 1,050 hl (140,000 bottles)

This is closely followed by the **olive grove** (3.7 ha) with plants of Ascolana, Leccino, Frantoio, Carboncella, Moraiolo, Pendolino and Raggia varieties. The plants are spread out in the hills, about 300 m above sea level, and benefit from the proximity to the sea and the protection offered by the Sibillini Mountains. Annual production is around **1,000 kg of oil**.

Finally, large expanses of **arable land** (12.0 ha) could be used to start new crops or expand oil and wine production.









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