

31-HA ORGANIC WINE ESTATE FOR SALE IN BERTINORO, EMILIA-ROMAGNA

Bertinoro – Forlì-Cesena – Emilia-Romagna



Interiors
580 sqm

Bedrooms
5

Bathrooms
5

Total land
31.1 ha

Vineyards
10.2 ha

Bottles of wine
40,000 max

Olive grove
2.9 ha

On the first hills of the Tuscan-Romagnolo Apennines, 31-ha organic farm for sale with 300-sqm residential building, 280-sqm wine cellar and outbuildings, private lake, organic certification on wine and oil and on all land. With the vineyards and facilities in place, the farm can produce about 40,000 bottles/year of high-quality wine.

The farm is registered in the regional register of accommodation business and has a B&B start-up project in place. The agricultural part includes several vineyards (10.2 ha) and olive groves (about 2.9 ha) and large expanses of arable land and woodland.

SUMMARY OF THE PROPERTY

REFERENCE #: 2724 – TENUTA BERTINORO

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 580 square meters (6,241 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: loft, wine cellar

MAIN FEATURES: private house, project for Agriturismo/B&B, wine cellar, organic certification, vineyards, olive grove, private lake

EXTERIOR: 31.1 hectares (76.8 acres)

VINEYARDS: 10.2 hectares (25.2 acres)

WINE PRODUCTION: up to 40,000 bottles / year

OLIVE GROVE: 2.9 hectares (7.2 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: available

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Bertinoro (8km; 10'), Forlì (15km; 25'), Cesena (19km; 30'), Cervia (33km; 40'), Faenza (34km; 40'), Savignano sul Rubicone (34km; 40'), Ravenna (42km; 45'), Modigliana (43km; 55'), Rimini (59km; 50'), San Marino (72km; 1h 10'), Bologna (87km; 1h 10')

CLOSEST AIRPORTS

Forlì L. Ridolfi (13km; 20'), Rimini F. Fellini (60km; 55'), Bologna G. Marconi (92km; 1h 5'), Ancona R. Sanzio (143km; 1h 30'), Verona V. Catullo (228km; 2h 25'), Venezia M. Polo (241km; 2h 30'), Milano Linate (297km; 3h), Milano Malpensa (348km; 3h 20')

TENUTA BERTINORO

On the first hills of the **Tuscan-Romagnolo Apennines**, 31-ha **organic farm** for sale with 300-sqm **residential building**, 280-sqm **wine cellar** and outbuildings, private lake, **organic certification** on wine and oil and on all land. With the vineyards and facilities in place, the farm can produce about 40,000 bottles/year of high-quality wine.

The farm is registered in the regional register of accommodation business and has a B&B start-up project in place. The agricultural part includes several **vineyards** (10.2 ha) and **olive groves** (about 2.9 ha) and large expanses of arable land and woodland.



The property is easily accessible via paved roads and the nearest village is about 2 km away, the Via Emilia is 7 km away. The strategic location also allows quick access to the airports and the most renowned art cities in the region (**Ravenna**, **Rimini** and **Bologna**).

CLOSEST ATTRACTIONS

The strategic location makes it easy to reach several attractions of great tourist interest: the medieval fortress of Bertinoro (former military headquarters of Frederick Barbarossa and later bishopric), the **Fratta thermal resort** (1.5 km) with its Grand Hotel, the *Around Adventures* sports complex in Fratta Terme (2 km) with **swimming pools**, sports fields and trails suspended in the forest, the *Masotta Ranch* equestrian center (5 km), which offers horseback riding and trekking, Casa Artusi (7 km) in the town of Forlimpopoli (a national and international center for Italian cuisine and gastronomic culture), the **BRN Village Bike Park** in Forlimpopoli (the largest in Italy, 7 hectares with 6 different tracks for all ages and cycling disciplines), the 9-hole *Oasi di Magliano golf course* (8 km), and finally the *Villa Carpena tennis club* (10 km), with a tennis school consistently ranked among the top 5 nationally.

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About 50 km away there is also an exceptional naturalistic attraction, the **Parco Nazionale delle Foreste Casentinesi**. The park excels from a naturalistic point of view as one of the most valuable forest areas in Europe, at the heart of which is the Riserva Naturale Integrale Sasso Fratino, listed as a **UNESCO World Heritage Site**. The park covers an area of about 368 square kilometers on the two sides of the Apennine between Romagna and Tuscany.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (300 sqm – 3,228 sqft, 5 bedrooms and 4 bathrooms), a modern-looking building with porches, is structured on two floors and has been recently renovated with plans to start an agritourism-type activity. The whole building is equipped with LPG-powered heating and air conditioning. The building's layout is as follows:

- **Ground floor:** entrance hall, living/dining room, breakfast room, two kitchens, bedroom and two bathrooms;
- **First floor:** four bedrooms and two bathrooms, plus access to the loft.

The **wine cellar** (280 sqm – 3,013 sqft), built in 2010 with modern solutions for insulation and air conditioning, is intended for processing activities and includes winemaking room (including equipment), cooperage and warehouse for finished products.

The current hectares of agricultural area would also allow a significant increase in the built volume with the possible construction of a new residential building of about 300 sqm and about 2,500 sqm of new buildings to support agricultural income (winemaking, Agriturismo, warehouses).

Outside there is also a **tool shed** for the maintenance of agricultural vehicles. The buildings are surrounded by **6,000 sqm of gardens and a small grove**.

EXTERIOR AND AGRICULTURAL PRODUCTIONS

The farm covers a single body of **31.1 hectares** and enjoys an enviable panoramic position benefiting from all exposures with moderate slopes between 10% and 15%. The soil is clayish-calcareous with medium texture, exceptional in quality thanks to the presence of marine and volcanic minerals.

The primary cultivation, cornerstone of the entire activity, is undoubtedly the **vineyard**, entirely located in the wine area of Bertinoro:

- **Vineyard surface:** 10.2 hectares (25.2 acres)
- **Varieties:** Sangiovese, Merlot, Famoso, Cabernet Franc, Riesling, Pinot Blanc, Chardonnay, Albana, Bombino Bianco, Trebbiano di Romagna
- **Registries:** Romagna DOC Rosso (9.27 ha) + Albana DOCG (0.97 ha)
- **Planting years:** 2004, 2009-2011, 2016, 2021-2024
- **Training:** pruned-spur cordon, Guyot
- **Altitude and exposure:** 200 m asl (northeast, southwest)
- **Soil composition:** clayish (medium texture) rich in marine and volcanic minerals
- **Yearly production:** up to 80 tons of grapes

Given the facilities available, it is possible to reach a production of 40,000 bottles/year, considering that currently the surplus of grapes produced is sold to other wineries in the area.

The winery currently produces the following wines (retail prices):

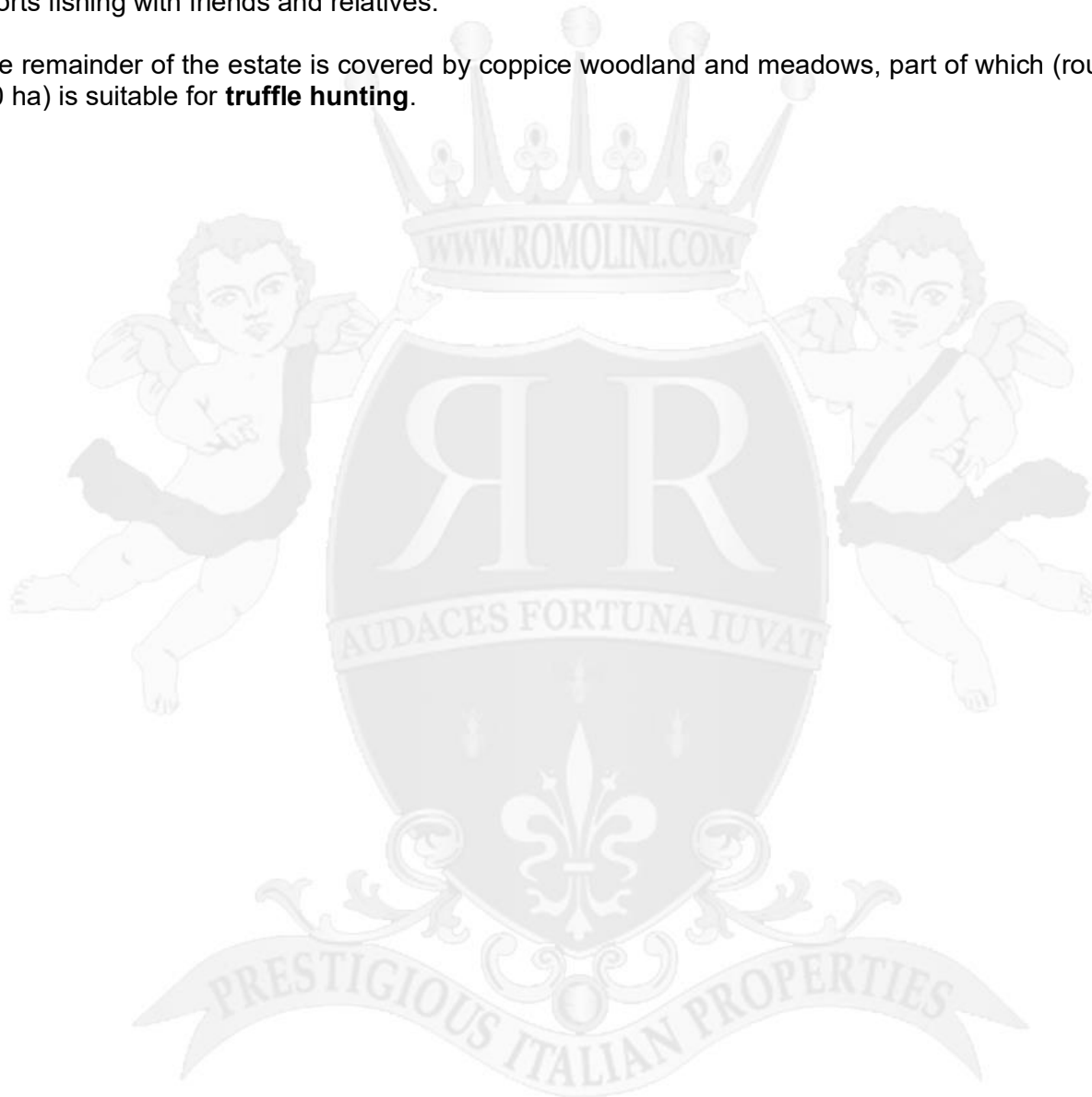
- **Romagna DOC Riserva:** 100% Sangiovese (€ 20.00)
- **Romagna DOC Superiore:** Sangiovese 100% (€ 11.00)
- **Romagna DOC:** Albana 100% (€ 12.00)
- **Forlì IGT:** Cabernet Franc 100% (€ 18.00)

- **Forlì IGT:** Chardonnay 100% (€ 9.50)
- **Forlì IGT:** Pinot Bianco 100% (€ 12.00)
- **Forlì IGT:** Riesling 100% (€ 13.50)

This is followed by the **olive groves** (2.9 ha set up for mechanized harvesting), the arable land (roughly 7,000 sqm), a small **fruit orchard** (peaches and figs), a vegetable garden and roughly (3.8 ha) of woodland that could be used to plant more vineyards or start new crops.

There is also a **private pond** on the farm of about 1,600 sqm used for emergency irrigation and sports fishing with friends and relatives.

The remainder of the estate is covered by coppice woodland and meadows, part of which (roughly 1.0 ha) is suitable for **truffle hunting**.

































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