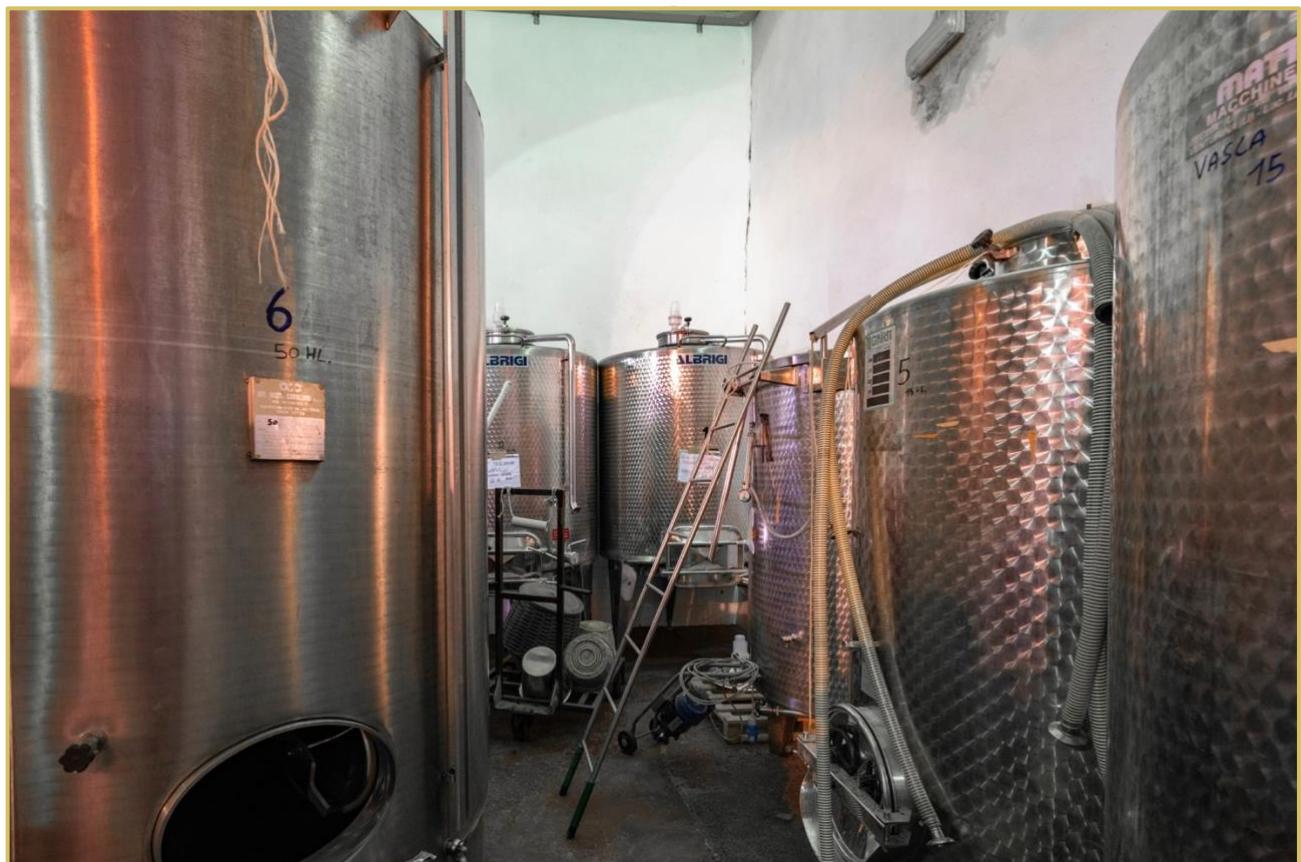


Ref. 2740 – CANTINA DELLA ROCCA

[www.romolini.co.uk/en/2740](http://www.romolini.co.uk/en/2740)

## BOUTIQUE ORGANIC WINERY WITH 2.6 HA OF VINEYARDS FOR SALE IN MAREMMA, TUSCANY

Grosseto – Grosseto – Tuscany



**Interiors**  
335 sqm

**Bedrooms**  
1

**Bathrooms**  
2

**Total land**  
5.2 ha

**Vineyards**  
2.6 ha

**Bottles of wine**  
15,000 max

**Olive grove**  
2.6 ha

**Oil**  
55 kg

On the hills of the Tuscan Maremma, within a small medieval town, boutique organic winery for sale. The farm center is located right in the village (about 335 sqm), while the Maremma DOC vineyards are distributed in various blocks nearby (2.6 ha). Yearly production is around 7,500 bottles of wine (with the possibility of doubling the quantity). The farm also produces a small amount of olive oil and beer.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2740 – CANTINA DELLA ROCCA

**TYPE:** azienda vitivinicola

**CONDITIONS:** restored

**LOCATION:** in a historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 335 square meters (3,605 square feet)

**TOTAL ROOMS:** 5

**BEDROOMS:** 1

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, vaulted ceilings, wooden beams, ceramic floors, wine cellar, brewing, Maremma DOC vineyard, olive grove

**EXTERIOR:** 5.2 hectares (12.8 acres)

**VINEYARDS:** 2.6 hectares (6.4 acres)

**WINE PRODUCTION:** 56 hl (7,500 bottles)

**OLIVE GROVE:** 48 trees

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 122.44 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (200m; 1'), Saturnia (28km; 40'), Scansano (29km; 35'), Grosseto (45km; 50'), Montalcino (50km; 1h), Pitigliano (52km; 1h 10'), Orbetello (66km; 1h 10'), Talamone (68km; 1h 5'), Castiglione della Pescaia (69km; 1h 10'), Montepulciano (86km; 1h 35'), Follonica (90km; 1h 15'), Siena (98km; 1h 30'), Florence (171km; 2h 30'), Rome (202km; 2h 50')

## CLOSEST AIRPORTS

Grosseto C. Baccarini (51km; 55'), Perugia San Francesco (159km; 2h 25'), Firenze A. Vespucci (179km; 2h 20'), Roma Fiumicino (182km; 2h 20'), Pisa G. Galilei (197km; 2h 15'), Roma Ciampino (203km; 2h 35')

## CANTINA DELLA ROCCA

On the hills of the **Tuscan Maremma**, within a small medieval town, **boutique organic winery** for sale. The farm center is located right in the village (about 335 sqm), while the **Maremma DOC vineyards** are distributed in various blocks nearby (2.6 ha). Yearly production is around 7,500 bottles of wine (with the possibility of doubling the quantity). The farm also produces a small amount of **olive oil** and **beer**.

Basic services are available within the village (300 m walk) and the convenient location allows to reach in less than an hour several seaside resorts of the **Tuscan coast** (Talamone, Marina di Grosseto, Castiglione della Pescaia, Orbetello...).

## DESCRIPTION OF THE BUILDING

The **business center** (335 sqm – 3,605 sqft) is a historic building where one of the oldest oil mills in the region once stood. The building has three floors:

- **Basement:** winemaking cellar, brewing room, storeroom for historical products and mezzanine office;
- **Ground floor:** tasting/sales room with service bathroom;
- **First floor:** apartment consisting of large kitchen, bedroom with bathroom, small office and loft used as storage.

## EXTERIOR AND AGRICULTURAL PRODUCTION

The farm covers, in its entirety, about **5.2 hectares (12.8 acres)** of land set on a slight hillside.

The **Maremma DOC vineyards** (2.6 ha) were planted in two separate phases:

- **Vineyard area:** 2.6 hectares
- **Varieties:** Sangiovese, Ciliegiolo, Canaiolo, Colorino, Trebbiano
- **Years of planting:** 2014 – 2015
- **Altitude and exposure:** 350 – 500 m asl (west, southwest)
- **Training:** Guyot (5,200 vines/ha)
- **Soil composition:** clayish
- **Yearly production:** 56 hl (7,500 bottles)

The winery currently produces three wines, all natural and with IGT designation. The production of Maremma DOC wines following the specific specification could be considered.

- **Toscana Rosso IGT:** Canaiolo 100% (€ 34.00)
- **Toscana Rosso IGT:** indigenous grapes (€ 18.00)
- **Toscana Bianco IGT:** indigenous grapes (€ 21.00)

The estate can also count on **3,000 sqm of olive grove**, with a total of about **48 trees** of Pendolino, Moriolo, Frantoio and Olivestra varieties. Of these, most are secular (40) while a small part consists of replanting plus. Annual production is around 200 kg of olives.

Two varieties of **craft beer** are also produced, both in Belgian style, one flavored with honey.



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
AVVOCATI ALL'ARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

ROMOLINI  
AVVOCATI ALL'ARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

**AGENZIA ROMOLINI IMMOBILIARE S.R.L.**

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)