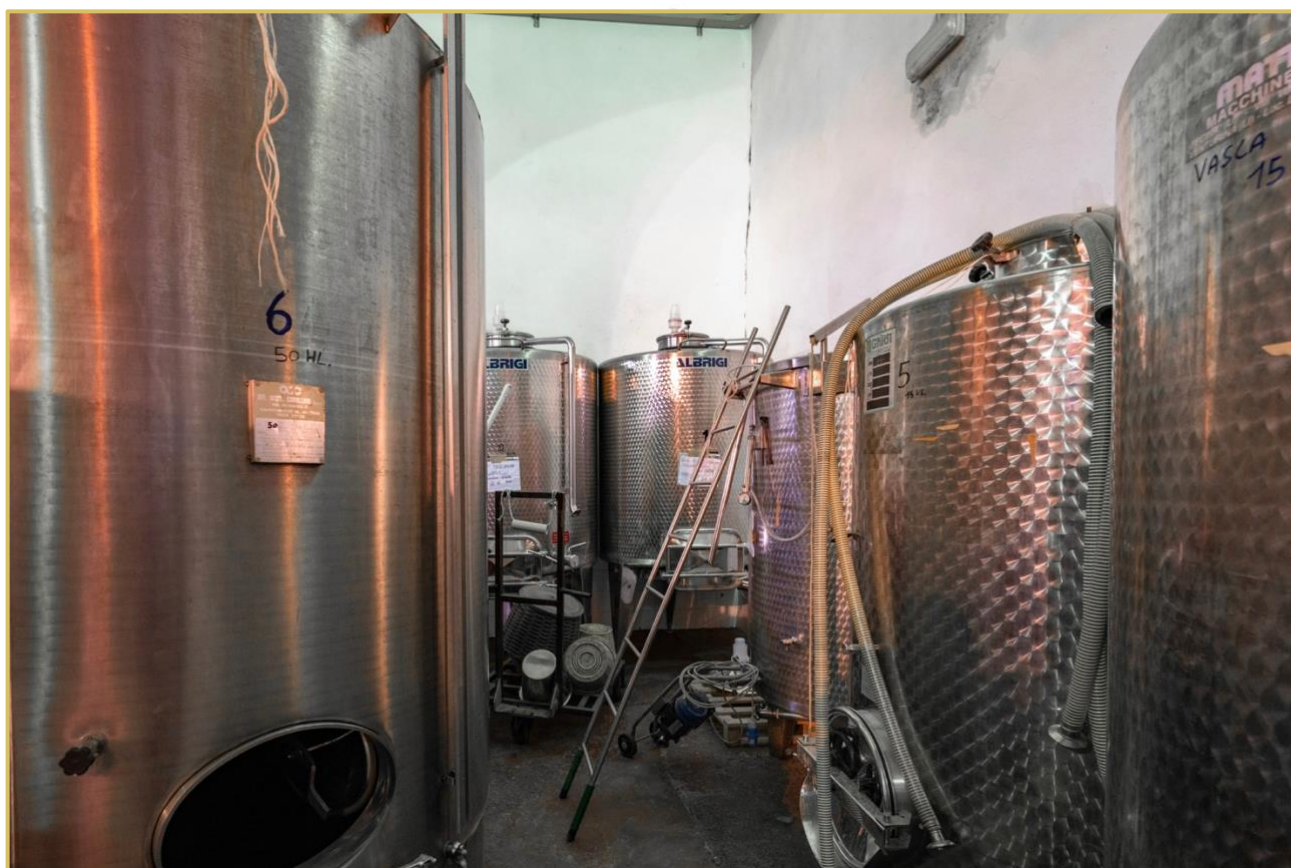


Ref. 2740 – **CANTINA DELLA ROCCA**

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_{gl, nren} = 122.44 kWh/m²year)

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, Cilieggiolo, 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.







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