

ORGANIC WINERY WITH 2.8 HA OF VINEYARDS FOR SALE IN MARCHE, ITALY

Monte Rinaldo – Fermo – Marche



Interiors
1.187 sqm

Bedrooms
13

Bathrooms
10

Swimming pool
12 x 5 m

Total land
11.9 ha

Vineyards
2.8 ha

Bottles of wine
25,000 max

Olive grove
80 trees

Oil
230 kg

In the hills of Fermo, an 11.9-hectare organic wine estate for sale. The property includes three residential buildings (main villa, farmhouse and farmhouse to be renovated) that house a total of 13 rooms and elegant living areas. The wine cellar (330 sqm) allows the 2.8-ha vineyards to be used to produce up to 25,000 bottles of wine a year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2742 – CANTINA PICENO

TYPE: organic wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,187 square meters (12,772 square feet)

TOTAL ROOMS: 35

BEDROOMS: 13

BATHROOMS: 10

ANNEXES: farmhouse to be restored

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, vaulted ceilings, original fireplaces, Roman bath, modern wine cellar, porch, Rosso Piceno DOC vineyards, olive trees, swimming pool, garden

EXTERIOR: 11.9 hectares (29.4 acres)

VINEYARDS: 2.8 hectares (6.9 acres)

WINE PRODUCTION: up to 25,000 bottles / year

OLIVE GROVE: 80 trees

OIL PRODUCTION: 230 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: 12 x 5 m

ELECTRICITY: already connected + photovoltaic system (8 kW)

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG + solar panels

ENERGY CERTIFICATE:  (EP_{gl, nren} = 108.67 kWh/m²year)

HEATING SYSTEM: radiators + under the floor

CLOSEST CITIES AND TOWNS

Town with services (2km; 3'), Monte Rinaldo (4km; 5'), Servigliano (17km; 20'), Fermo (26km; 30'), Offida (32km; 35'), Ascoli Piceno (43km; 55'), San Benedetto del Tronto (46km; 50'), Porto Sant'Elpidio (48km; 45'), Macerata (55km; 1h), Ancona (93km; 1h 10'), Urbino (184km; 2h 10')

CLOSEST AIRPORTS

Ancona R. Sanzio (101km; 1h 10'), Perugia San Francesco (132km; 1h 50'), Rimini F. Fellini (183km; 2h), Roma Ciampino (264km; 2h 55'), Roma Fiumicino (289km; 3h 10'), Bologna G. Marconi (303km; 3h 5'), Firenze A. Vespucci (306km; 3h 40')

CANTINA PICENO

In the hills of **Fermo**, an **11.9-hectare organic wine estate** for sale. The property includes **three residential buildings** (main villa, farmhouse and farmhouse to be renovated) that house a total of 13 rooms and elegant living areas. The **wine cellar** (330 sqm) allows the **2.8-ha vineyards** to be used to produce up to **25,000 bottles of wine a year**.



The winery is easily reached and the nearby road allows quick access to the towns of Monteleone di Fermo, Servigliano and Fermo in less than half an hour as well as other seaside locations in the Marche region that are less than an hour's drive away (Lido di Fermo, Porto Sant'Elpidio, Porto San Giorgio, Civitanova Marche...).

DESCRIPTION OF THE BUILDINGS

The **master villa** (257 sqm – 2,765 sqft, 4 bedrooms and 3 bathrooms), completely renovated, is a building structured on two levels:

- **Ground floor:** living room with fireplace, kitchen, cellar for food products, guest bathroom and large Roman bath with whirlpool; with independent access from the outside a storage room with technical room for facilities
- **First floor:** hallway, three bedrooms, bathroom and guest room.

The house is equipped with radiators with LPG boiler, fireplace, combined solar system and underfloor heating. Water supply is through the condominium aqueduct.

The **Agriturismo** (360 sqm – 3,874 sqft, 6 bedrooms and 3 bathrooms), a rustic building dating back to the 18th century that has been fully renovated, is structured on three floors and could be divided into two units on the upper floors:

- **Ground floor:** professional kitchen, dining room, guest bathroom, laundry, storage rooms and technical room;
- **First floor:** living room, kitchen, three bedrooms, bathroom and large panoramic terrace;
- **Second floor:** living room, kitchen, three bedrooms and bathroom.

The facility has an exclusive **12 x 5 m swimming pool** with attached changing rooms and large paved solarium, as well as a parking shed with solar system.

The **wine cellar** (330 sqm – 3,551 sqft) is built entirely underground, except for the front porch that could serve as a tasting area in summer. Inside, the building is made of reinforced concrete and has a natural air exchange system that combined with specially designed openings ensure the perfect climate for production.

Opposite the winery is a **farmhouse** (240 sqm – 2,582 sqft, 3 bedrooms and 4 bathrooms) under renovation, structured on two floors organized as follows:

- **Ground floor:** large living room with dining area, bathroom, external guest bathroom, storage room and technical room under the stairs;
- **First floor:** kitchen, three bedrooms, storage room and two bathrooms.

The property also includes an **8-kW photovoltaic system** and a well (about 80 m deep) that ensures a water supply of about 50,000 liters/day.

EXTERIOR AND AGRICULTURAL PRODUCTIONS

The farm, which has been operating solely with organic methods since 2011, extends in its entirety for about **11.9 hectares (29.4 acres)** on the rolling hills of Fermo, not far from the **Adriatic Sea**.

The focus of the farm is definitely wine production.

- **Vineyard surface:** 2.8 hectares (6.9 acres)
- **Registries:** Rosso Piceno DOC (2.4 ha) + Marche IGT (0.4 ha)
- **Varieties:** Montepulciano (22%), Cabernet Sauvignon (20%), Gaglioppo (17%), Merlot (14%), Verdicchio (12%), Sangiovese (10%), Barbera (5%)
- **Years of planting:** 1999 – 2007
- **Yearly production:** up to 25,000 bottles

The winery produces the following wines:

- **Marche Rosso IGT:** Syrah 47%, Montepulciano 23%, Sangiovese 15%, Gaglioppo 15%
- **Marche Rosso IGT:** Syrah 47%, Montepulciano 15%, Sangiovese 15%, Gaglioppo 15%, Cabernet Sauvignon 8%
- **Marche Rosso IGT:** Gaglioppo 100%
- **Marche Bianco IGT:** Verdicchio 100%
- **Marche Bianco IGT Brut:** Verdicchio 100%
- **Marche Rosato IGT:** Merlot 100%
- **Marche Rosato IGT Brut:** Syrah 100%

The property is completed by an **olive grove** (5,100 sqm) with about **80 trees** producing an average of **230 kg of extra-virgin olive oil** per year, plantations of walnut and cherry trees (5.6 ha) for timber production, and a truffle grove (1.1 ha). The remaining area is devoted to arable and uncultivated land (7,600 sqm).



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