

Ref. 2744 – **PORSENNA WINERY**

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ORGANIC WINERY WITH 6.1 HA OF VINEYARDS FOR SALE IN MONTEPULCIANO, TUSCANY

Montepulciano – Siena – Tuscany



Interiors
1,090 sqm

Bedrooms
5

Bathrooms
8

Swimming pool
14 × 6 m

Total land
19.4 ha

Vineyards
16.1 ha

Bottles of wine
65,000 max

Not far from Montepulciano and at the border between Tuscany and Umbria, 19.4-ha organic wine estate for sale. The company, which combines modernity and tradition, consists of a large, well-equipped winery and a farmhouse with four flats. The vineyard (16.1 ha) is used on the farm to produce about 650 hl of wine per year (between IGT, DOCG and DOC).

SUMMARY OF THE PROPERTY

REFERENCE #: 2744 – PORSENNA WINERY

TYPE: organic wine estate

CONDITIONS: newly built

LOCATION: open and sunny

ACCESS: unpaved road (250 m)

INTERIORS: 1,090 square meters (11,728 square feet)

TOTAL ROOMS: 16

BEDROOMS: 5

BATHROOMS: 8

ANNEXES: garage

MAIN FEATURES: stone and brick walls, modern wine cellar, Agriturismo, vaulted ceilings, ceramic flooring, swimming pool, pergola, tasting room overlooking the vineyards, DOCG vineyards

EXTERIOR: 19.4 hectares (47.9 acres)

VINEYARDS: 16.1 hectares (39.8 acres)

WINE PRODUCTION: 650 hl / year

GARDEN: yes, around the buildings

SWIMMING POOL: 14 × 6 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE: **A4** (EP_{gl, nren} = 27.04 kWh/m²year)

HEATING SYSTEM: heat pump + radiators

CLOSEST CITIES AND TOWNS

Town with services (1,5km; 3'), Montepulciano (10km; 15'), Pienza (23km; 30'), Castiglion del Lago (17km; 20'), Lucignano (32km; 33'), Bagno Vignoni (30km; 40'), Cortona (25km; 30'), Montalcino (44km; 55'), Buonconvento (48km; 55'), Arezzo (59km; 50'), Siena (72km; 1h), Orvieto (64km; 55'), Monteriggioni (88km; 1h 10'), San Gimignano (109km; 1h 30'), Florence (114km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (67km; 55'), Grosseto C. Baccarini (106; 1h 45'), Firenze A. Vespucci (133km; 1h 33'), Pisa G. Galilei (194km; 2h 11'), Roma Ciampino (186km; 2h 02'), Roma Fiumicino (199km; 2h 05'), Bologna G. Marconi (215km; 2h 24')

PORSENNA WINERY

Not far from **Montepulciano** and at the border between **Tuscany** and **Umbria**, 19.4-ha **organic wine estate** for sale. The company, which combines modernity and tradition, consists of a large, well-equipped winery and a farmhouse with four flats. The **vineyard (16.1 ha)** is used on the farm to produce about **650 hl of wine** per year (between IGT, DOCG and DOC).



The property is accessible via an asphalted road, and is very close to basic services (about 5 km) and the town of Montepulciano (10 km). The location of the property provides quick access to the motorway, ensuring rapid connections with much of **Tuscany** and its cities of art (Montalcino, Siena, Florence, Arezzo...).

DESCRIPTION OF THE BUILDINGS

The **wine cellar** (770 sqm – 8,285 sqft, 3 bathrooms) is a large three-story building that silently emerges in the rural landscape, the result of innovative work that has made it possible to combine modernity and tradition in full respect of the surrounding nature. The rooms are very large and spacious and the company carries out all the processing stages in-house.

- **Basement:** barrique cellar, storage warehouse for the product, bathroom for employees;
- **Ground floor:** collection area for grapes, fermentation room, office and garage;
- **First floor:** tasting room with a view of the vineyards and guest bathrooms.

The **farmhouse** (320 sqm – 3,443 sqft, 5 rooms and 5 bathrooms) comprises four apartments and an external bathroom: the three on the ground floor are for guests while the one on the first floor is inhabited by the owners.

- **Apt. A:** living room with kitchenette, bedroom and bathroom;
- **Apt. B:** living room with open kitchen, bedroom and bathroom;
- **Apt. C:** large living room with kitchen, relaxation room, bedroom and bathroom
- **Apt. D:** large living room, dining room, kitchen, two bedrooms and bathroom.

EXTERIOR AND WINE PRODUCTION

The property extends over approximately **19.4 hectares (47.9 acres)**, most of which are covered by vineyards. The free areas are given over to arable land and small portions of woodland on the borders with neighboring properties. The estate has been managed entirely with **certified organic methods** since 2022.

- **Vineyards surface:** 16.1 hectares
- **Varieties:** Sangiovese, Merlot, Cabernet Sauvignon, Syrah, Petit Verdot, Teroldego, Chardonnay, Sauvignon Blanc, Grechetto, Petit Manseng
- **Registries:** Nobile di Montepulciano DOCG (0.6 ha) + Rosso di Montepulciano DOC (2.5 ha) + Toscana IGT (13.0 ha)
- **Altitude:** 252 – 288 m asl
- **Training:** pruned-spur cordon, Guyot (5,680 vines / ha)
- **Planting years:** 1997 – 2019
- **Soil composition:** muddy, clay, sand
- **Yearly production:** 650 hl (32,500 bottles + 408 hl bulk)
- **Potential production:** up to 65,000 bottles
- **Vats capacity:** steel fermenters (1,350 hl) + oak barrels (280 hl)

The property produces various types of wine, which are sold both loose and bottled. As for bottles, production includes the following labels:

- **Nobile di Montepulciano DOCG:** Sangiovese (€ 94.00)
- **Nobile di Montepulciano DOCG Riserva:** Sangiovese, Merlot (€ 42.00)
- **Nobile di Montepulciano DOCG:** Sangiovese (€ 37.00)
- **Nobile di Montepulciano DOCG:** Sangiovese, Merlot, Cabernet Sauvignon (€ 26.00)
- **Rosso di Montepulciano DOC:** Sangiovese, Merlot, Cabernet Sauvignon (€ 14.00)
- **Rosso di Montepulciano DOC:** Sangiovese, Merlot, Cabernet Sauvignon (€ 11.00)
- **Toscana Rosso IGT:** Sangiovese, Merlot, Cabernet Sauvignon, Syrah (€ 89.00)
- **Toscana Rosso IGT:** Sangiovese, Merlot, Cabernet Sauvignon, Syrah (€ 37.00)
- **Toscana Rosso IGT:** Sangiovese, Merlot, Cabernet Sauvignon, Petit Verdot (€ 11.00)
- **Toscana Bianco IGT:** Chardonnay 100% (€ 24.00)
- **Toscana Bianco IGT:** Chardonnay, Sauvignon Blanc (€ 11.00)
- **Spumante Metodo Classico:** Chardonnay, Ribolla Gialla (€ 23.00)
- **Spumante Metodo Classico Rosé:** Sangiovese 100% (€ 23.00)
- **Toscana Passito IGT:** Chardonnay, Sauvignon Blanc, Grechetto, Petit Manseng (€ 54.00)





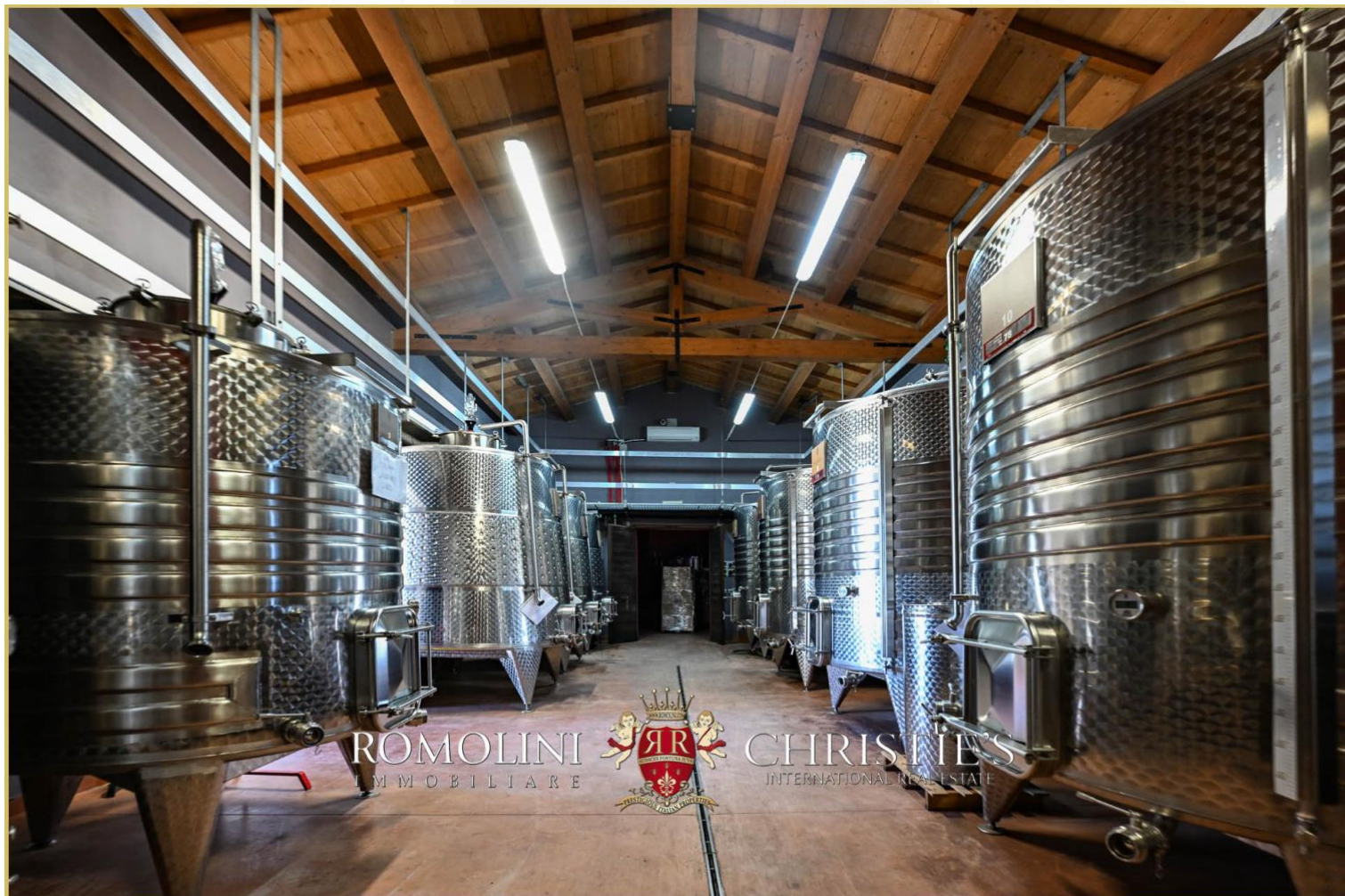
































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