

Ref. 2805 – MONTEPULCIANO WINE ESTATE

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ESTATE WITH AGRITURISMO AND 18.5 HA OF VINEYARDS FOR SALE IN MONTEPULCIANO

Montepulciano – Siena – Tuscany



Interiors 3,758 sqm	Bedrooms 34	Bathrooms 37	Swimming pool 14 x 7 m 10 x 5 m
Total land 63.0 ha	Vineyards 18.5 ha	Bottles of wine 125,000 max	Olive grove 1.0 ha

On the hills between Montepulciano and Torrita di Siena, in a very quiet and reserved position, 63.0-ha estate with Agriturismo and 18.5 ha of DOCG vineyard for sale. The property has been finely restored and the Agriturismo includes a restaurant and 34 guest bedrooms. Agricultural production focuses on Chianti DOCG and Nobile di Montepulciano DOCG wines for an annual output of approximately 125,000 bottles.

SUMMARY OF THE PROPERTY

REFERENCE #: 2805 – MONTEPULCIANO WINE ESTATE

TYPE: wine estate, Agriturismo

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 3,758 square meters (40,436 square feet)

TOTAL ROOMS: 80

BEDROOMS: 34

BATHROOMS: 37

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone and brick walls, terracotta floors, vaulted ceilings, panoramic porches, wooden beams, fireplaces, ample windows, modern wine cellar, Agriturismo, professional kitchen, restaurant, veranda, garden, swimming pool, Chianti DOCG vineyards, Nobile di Montepulciano DOCG vineyards, olive grove

EXTERIOR: 63.0 hectares (155.7 acres)

VINEYARDS: 18.5 hectares (45.8 acres)

WINE PRODUCTION: 125,000 bottles / year

OLIVE GROVE: 1.0 hectare (2.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m | 10 × 5 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 160.27 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

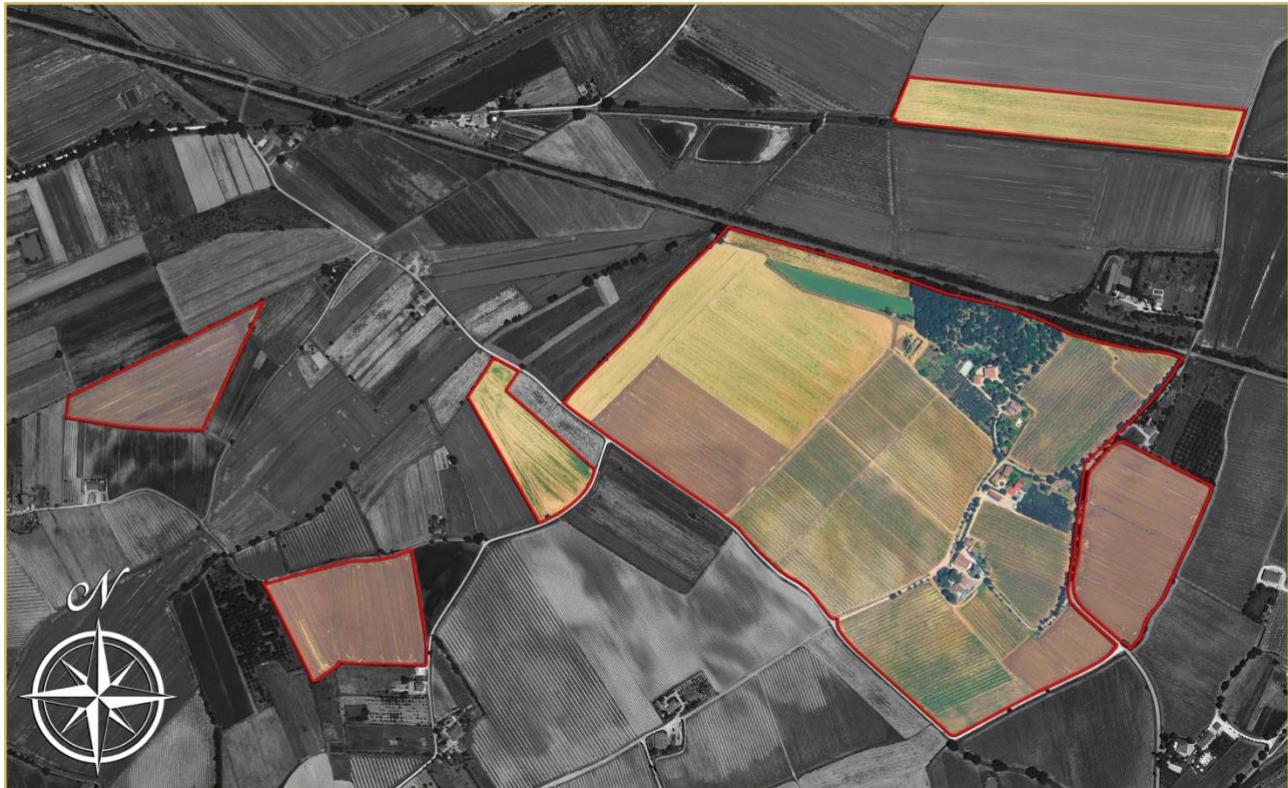
Torrita di Siena (4km; 5'), Montepulciano (12km; 20'), Lucignano (20km; 25'), Pienza (21km; 30'), Castiglione del Lago (26km; 30'), San Quirico d'Orcia (30km; 40'), Cortona (30km; 35'), Montalcino (43km; 55'), Arezzo (45km; 40'), Siena (60km; 50'), San Gimignano (101km; 1h 30'), Firenze (108km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (74km; 1h), Firenze A. Vespucci (119km; 1h 30'), Pisa G. Galilei (180km; 2h 10'), Bologna G. Marconi (201km; 2h 20'), Roma Ciampino (202km; 2h 30'), Roma Fiumicino (216km; 2h 15')

MONTEPULCIANO WINE ESTATE

On the hills between **Montepulciano** and **Torrita di Siena**, in a very quiet and reserved position, **63.0-ha estate** with **Agriturismo** and **18.5 ha of DOCG vineyard** for sale. The property has been finely restored and the Agriturismo includes a **restaurant** and **34 guest bedrooms**. Agricultural production focuses on **Chianti DOCG** and **Nobile di Montepulciano DOCG wines** for an annual output of approximately 125,000 bottles.



The property is reached via a short stretch of unpaved road (approx. 1 km) in good condition: the medieval village of **Torrita di Siena**, where all necessary services can be found, is about 5' drive from the property. A further strong point of the property is its proximity to the junction of the **A1 motorway** (8 km; 15'), which ensures a quick connection to all of Italy.

DESCRIPTION OF THE BUILDINGS

Farmhouse Tinia (536 m² – 5,553 ft², 7 bedrooms and 7 bathrooms) is a three-story building that was completely renovated and divided into five apartments (plus a large attic).

- **Apt. A:** living room with kitchenette, bedroom and bathroom;
- **Apt. B:** living room with kitchenette, bedroom and bathroom;
- **Apt. C:** living room with kitchenette, bedroom and bathroom;
- **Apt. D:** living room with kitchenette, two bedrooms and two bathrooms;
- **Apt. E:** living room with kitchenette, two bedrooms and two bathrooms.

Farmhouse Aritimi (112 m² – 1,160 ft², 1 bedroom and 1 bathroom) is just a few steps from the previous one and is a charming house composed of living room, kitchen, bedroom and bathroom.

These two farmhouses have an exclusive **14 x 7 m swimming pool** located just a few meters from the buildings and surrounded by a terracotta solarium very suitable for poolside aperitifs.

Farmhouse Alpan (430 m² – 4,627 ft², 5 bedrooms and 3 bathrooms) is a rustic two-story building divided into two independent apartments, each with its own private garage.

- **App. F:** living room, kitchen with pantry, two bedrooms and bathroom;
- **App. G:** living room, dining room with kitchen, laundry, three bedrooms and two bathrooms.

Not far from the farmhouse is a **small storage** (35 m² – 377 ft²) that can be used as a pool house: the house has an exclusive **10 x 5 swimming pool** set in the middle of a well-kept garden.

Farmhouse Menrva (354 m² – 3,667 ft², 7 bedrooms and 8 bathrooms) is on two floors and divided into five apartments, all with independent access from outside:

- **Apt. H:** living room, bedroom and bathroom;
- **Apt. I:** living room, bedroom and bathroom;
- **Apt. J:** living room, bedroom and bathroom;
- **Apt. K:** studio with bathroom;
- **Apt. L:** living room, kitchen, bathroom and three bedrooms with private bathroom.

Farmhouse Uni (174 m² – 1,803 ft², 5 bedrooms and 5 bathrooms), on the other hand, houses five guest rooms and five bathrooms on two independently accessible floors.

This *podere* is completed by a **vehicle shed** (155 m² – 1,606 ft²) and a large **agricultural warehouse** (408 m² – 4,227 ft²) divided into various rooms to shelter tools and vehicles.

Farmhouse Nethuns (707 m² – 7,324 ft², 8 bedrooms and 12 bathrooms) is a large rural building dating back to the 18th century. On the ground floor it houses the restaurant (130 seats inside + 40 seats on the veranda + 100 seats in the garden) with a professional kitchen, various storerooms and pantries, the shop, a conference room with 40 seats and the reception for the Agriturismo. On the upper floor are six bedrooms (all with en-suite bathroom), a central living room and an independent apartment (living room, kitchen, two bedrooms and three bathrooms) that could be used by the owners as a private home.

House Pacha (125 m² – 1,295 ft², 1 bedroom and 1 bathroom), on the other hand, is a small dependance adjacent to the farmhouse that includes, in addition to two storages on the ground floor, a small apartment consisting of a living room with kitchen, bathroom and bedroom.

Next to the two farmhouses is the **wine cellar** (702 m² – 7,273 ft²), with a capacity of approximately 2,000 hl. The building is equipped with a thermal conditioning system for the vats that ensures repeatable results and air conditioning and temperature control for the barrique cellar.

EXTERIOR

The estate covers some **63.0 hectares (155.7 acres)** on the hills north of Montepulciano. Excluding the gardens surrounding the farmhouses (1.6 hectares in total), the estate primarily has a large **vineyard** registered for **Nobile di Montepulciano DOCG** (9.3 ha) and **Chianti DOCG** (9.2 ha):

- **Vineyard surface:** 18.5 ha
- **Varieties:** Sangiovese, Canaiolo, Mammolo, Colorino, Cabernet Sauvignon, Merlot
- **Altitude:** approx. 300 m asl
- **Training:** Guyot, pruned-spur cordon (3,500 – 5,000 vines / ha)
- **Soil composition:** clayey, rich in potassium, yellow sands of tufaceous origin
- **Yearly production:** 937 hl (125,000 bottles)
- **Produced wines:** Nobile di Montepulciano DOCG Riserva (20,000 bottles) + Nobile di Montepulciano DOCG (50,000 bottles) + Rosso di Montepulciano DOC (30,000 bottles) + Toscana Rosso IGT (15,000 bottles) + Vinsanto del Chianti DOC (2,500 bottles)

At the same time, the estate also has an **olive grove** (approx. 1.0 ha) and large areas of **arable land** (39.6 ha) characterized by excellent exposure and very suitable for planting new vines. Small portions of **woodland** (about 2.1 ha) surround the buildings and ensure privacy and silence.



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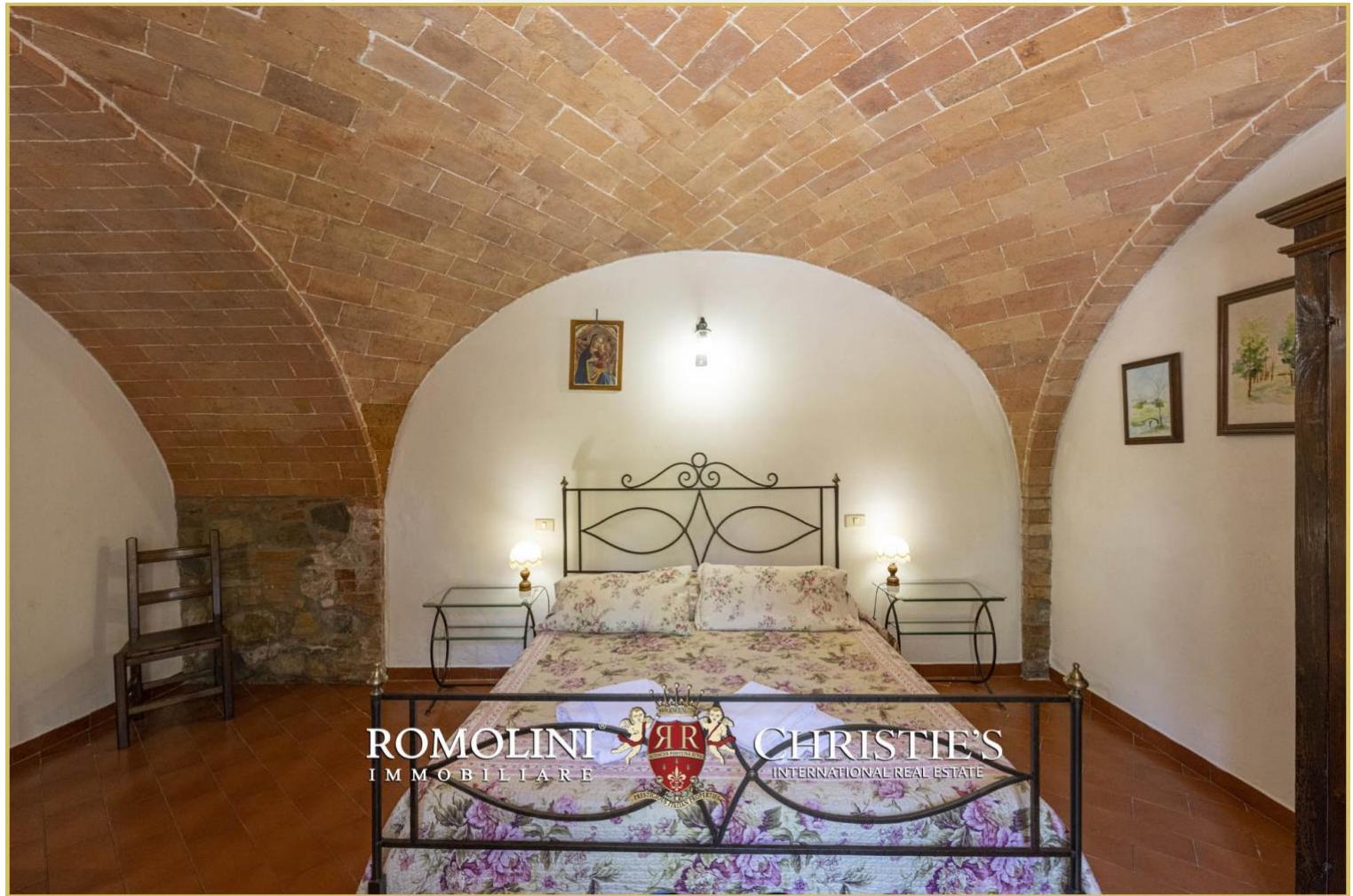


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