

26.2-HA ESTATE WITH VINEYARDS AND TWO COUNTRY HOUSES FOR SALE IN BERTINORO

Bertinoro – Forlì-Cesena – Emilia-Romagna



Interiors
1,400 sqm

Bedrooms
Up to 16

Bathrooms
Up to 16

Total land
26.2 ha

Vineyards
22.4 ha

Grapes harvested
600 tons max

Sulle colline dell'Appennino Tosco-Romagnolo, nei pressi di Bertinoro, tenuta di 26,2 ettari con casali e vigneti in vendita. La proprietà è costituita da un vigneto in un unico corpo registrato ad Albana D.O.C.G. (2,8 ha) e Romagna I.G.T. (19,6 ha). Alcune piante di ulivo (6.700 mq) sono sparse per la proprietà e vengono usate prevalentemente per suddividere i vari appezzamenti di terra e vigneti. Sempre all'interno della proprietà si trovano due grandi casali rurali con vari annessi (circa 1.400 mq in totale) interamente da ristrutturare.

SUMMARY OF THE PROPERTY

REFERENCE #: 2817 – VIGNETI BERTINORO

TYPE: estate with vineyards and farmhouses

CONDITIONS: to be restored

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 1,400 square meters (15,064 square feet)

TOTAL ROOMS: 28

BEDROOMS: up to 16

BATHROOMS: up to 16

ANNEXES: several rural outbuildings

MAIN FEATURES: rustic farmhouses to be renovated, DOCG and IGT vineyards, olive trees, development potential for Agriturismo and/or didactical farm

EXTERIOR: 26.2 hectares (64.7 acres)

VINEYARDS: 22.4 hectares (55.2 acres)

PRODUCTION POTENTIAL: up to 600 tons of grapes / year

GARDEN: yes, to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Bertinoro (2km; 5'), Forlimpopoli (4km; 5'), Forlì (10km; 20'), Fratta Terme (11km; 15'), Cesena (21km; 20'), San Marino (30km; 40'), Cesenatico (32km; 40'), Cervia (32km; 35'), Faenza (37km; 40'), Ravenna (41km; 45'), Imola (54km; 45'), Ferrara (137km; 1h 35')

CLOSEST AIRPORTS

Bologna G. Marconi (99km; 1h 10'), Ancona R. Sanzio (136km; 1h 20'), Firenze A. Vespucci (194km; 2h 5'), Milano Linate (305km; 3h), Roma Ciampino (334km; 3h 40'), Roma Fiumicino (349km; 3h 45'), Milano Malpensa (358km; 3h 30')

VIGNETI BERTINORO

On the hills of the **Tuscan-Romagna Apennines**, near **Bertinoro**, **26.2-ha estate** with **farmhouses** and **vineyards** for sale. The property consists of a single body vineyard registered to **Albana DOCG** (2.8 ha) and **Romagna IGT** (19.6 ha):

- **Vineyard surface:** 22.4 ha
- **Varieties:** Sangiovese, Pinot Bianco, Pinot Grigio, Syrah, Chardonnay, Albana, Terrano, Barbera, Merlot, Uva Longanesi
- **Training:** pruned-spur cordon
- **Soil composition:** medium texture with traces of clay
- **Yearly production:** up to 600 tons of grapes

Some **olive trees** (6,700 sqm) are scattered around the property and are mainly used to divide the various plots of land and vineyards.

Also within the property are **two large rural farmhouses with various outbuildings** (approx. 1,400 sqm in total), entirely to be restored but potentially very suitable for the creation of an Agriturismo with educational activities on the side. The volumes are also more than sufficient for the creation of a wine cellar so that the vineyard can be exploited directly.

The estate is about 1 km from the town of Bertinoro, which offers basic services, and just over 5' drive from Forlimpopoli. The motorway junction is not far away and makes it possible to reach Cesena in about 20'. From the estate you can easily reach the sea and the famous beaches of the **Adriatic Riviera**.

MAP OF THE PROPERTY

























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