

Ref. 2838 – **CANTINA VALTIBERINA**www.romolini.com/en/2838

ORGANIC WINE ESTATE WITH 22.6-HA VINEYARDS FOR SALE IN TIBER VALLEY, UMBERTIDE

Umbertide – Perugia – Umbria**Interiors**
1,450 m²**Bedrooms**
3**Bathrooms**
3**Total land**
45.7 ha**Vineyards**
22.6 ha**Bottles of wine**
150,000 max**Olive grove**
1.5 ha

In the hills of Umbria, not far from the border with Tuscany, organic winery for sale. The estate can count on 22.6 ha of Colli Altotiberini DOCG and Umbria IGT vineyards that are exploited in combination with the estate winery to produce about 1,125 hl of wine per year. Large portions of arable land could be used to further expand the business.

SUMMARY OF THE PROPERTY

REFERENCE #: 2838 – CANTINA VALTIBERINA

TYPE: organic winery

CONDITION: good

LOCATION: hilly

ACCESS: unpaved road (1 km)

INTERIORS: 1,450 square meters (15,602 square feet)

TOTAL ROOMS: 12

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: modern building, owner's apartment, equipped wine cellar, DOC vineyard, organic farming, olive grove, irrigation pond, woodland, truffle ground

EXTERIOR: 45.7 hectares (112.9 acres)

VINEYARDS: 22.6 hectares (55.8 acres)

WINE PRODUCTION: ca. 1,125 hl / year

OLIVE GROVE: 1.5 hectares (3.7 acres)

GARDEN: yes, around the cellar

SWIMMING POOL: no

ELECTRICITY: already connected + photovoltaic system (59.6 kW)

WATER SUPPLY: mains water + private pond

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Umbertide (5km; 10'), Gubbio (27km; 30'), Città di Castello (29km; 25'), Perugia (30km; 30'), Monte Santa Maria Tiberina (31km; 35'), Cortona (45km; 55'), Deruta (45km; 35'), Passignano sul Trasimeno (40km; 40'), Assisi (47km; 40'), Spello (49km; 35'), Castiglion del Lago (59km; 50'), Arezzo (65km; 1h), Todi (71km; 55'), Montepulciano (76km; 1h 10'), Orvieto (103km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (30km; 25'), Ancona R. Sanzio (120km; 1h 40'), Rimini F. Fellini (151km; 2h 10'), Firenze A. Vespucci (158km; 1h 55'), Grosseto C. Baccarini (185km; 2h 15'), Pisa G. Galilei (221km; 2h 50'), Roma Ciampino (211km; 2h 20'), Roma Fiumicino (225km; 2h 25')

CANTINA VALTIBERINA

In the hills of **Umbria**, not far from the border with **Tuscany**, organic **winery** for sale. The estate can count on **22.6 ha** of **Colli Altotiberini DOCG** and **Umbria IGT vineyards** that are exploited in combination with the estate winery to produce about **1,125 hl of wine per year**. Large portions of arable land could be used to further expand the business.



A fully financed **Agriturismo** project can also be included in the sale.

Basic services are available in the charming medieval village of Montone (3km; 5'), visible from the hilltop property, or in the town of Umbertide (10') descending toward the **Tiber Valley**. The **E45 highway** then makes it possible to move through much of Umbria and reach Tuscany in about half an hour.

DESCRIPTION OF THE BUILDINGS

The **winemaking cellar** (1,300 m² – 13,988 ft²) is a modern building, built following all earthquake-proof and energy-efficiency standards, which includes the tasting area for products, storage rooms for wine and oil, and a large area for wine mixing. The storage capacity of the winery is about 3,650 hl.

On the upper floor of the wine cellar, however, we find an **apartment** (150 m² – 1,614 ft²) that is currently used by the owners.

The winery has a **59.6-kW photovoltaic system** with a dedicated retirement scheme with an incentive until 2031.

EXTERIOR AND AGRICULTURAL PRODUCTION

The farm in its entirety covers about **45.7 hectares (112.9 acres)** of land located on a slight hillside. The entire farm operates under organic farming, following a strict regional specification. Treatments consist of mixtures of copper and sulfur (according to formulations with almost no residue), and herbicides and chemical fertilizers are not allowed in any way. Again, treatments are carried out only when there is a high risk of disease, indicated by agrometeorological stations installed in the soil. A private pond located not far from the winery allows crops to be irrigated when necessary.

The **vineyards** (22.6 ha) were planted in separate phases, and consist of Chardonnay, Trebbiano, Grechetto, Malvasia Bianca, Incrocio Manzoni, Sangiovese, Merlot, Ciliegiolo, Pinot Noir and Cabernet Sauvignon varieties. The soils where the vines were planted are very diverse, ranging from sands with a lot of skeleton to very compact clays. The important factor shared by all the soils is the large presence of limestone, which gives the products an important minerality.

The winery produces the following wines, with most of the product sold as bulk:

- **Colli Altotiberini DOC:** Trebbiano, Grechetto;
- **Colli Altotiberini DOC:** Sangiovese, Merlot;
- **Umbria Rosso IGT:** Sangiovese, Merlot, Ciliegiolo;
- **Umbria Rosso IGT:** Sangiovese, Merlot, Cabernet Sauvignon;
- **Umbria Rosso IGT:** Sangiovese, Merlot, Pinot Noir;
- **Umbria Bianco IGT:** Chardonnay, Incrocio Manzoni;
- **Umbria Bianco IGT:** Trebbiano, Chardonnay;
- **Umbria Rosé IGT:** Sangiovese and Pinot Noir;
- **Umbria Passito IGT:** Trebbiano, Malvasia, Sauvignon Blanc.

The farm also has a scenic **olive grove** (1.5 ha) and several **arable lands** (9.8 ha) that could be used for the construction of a new wine plant.

Completing the property are **woods** (9.8 ha) that also include a portion of a timber arboretum. The area is also highly devoted to **truffle production**, with particular focus on white truffle (*Tuber magnatum*), fine black truffle (*Tuber melanosporum*), summer black truffle (*Tuber aestivum*), brumale truffle (*Tuber brumale*) and bianchetto truffle (*Tuber albidum*).



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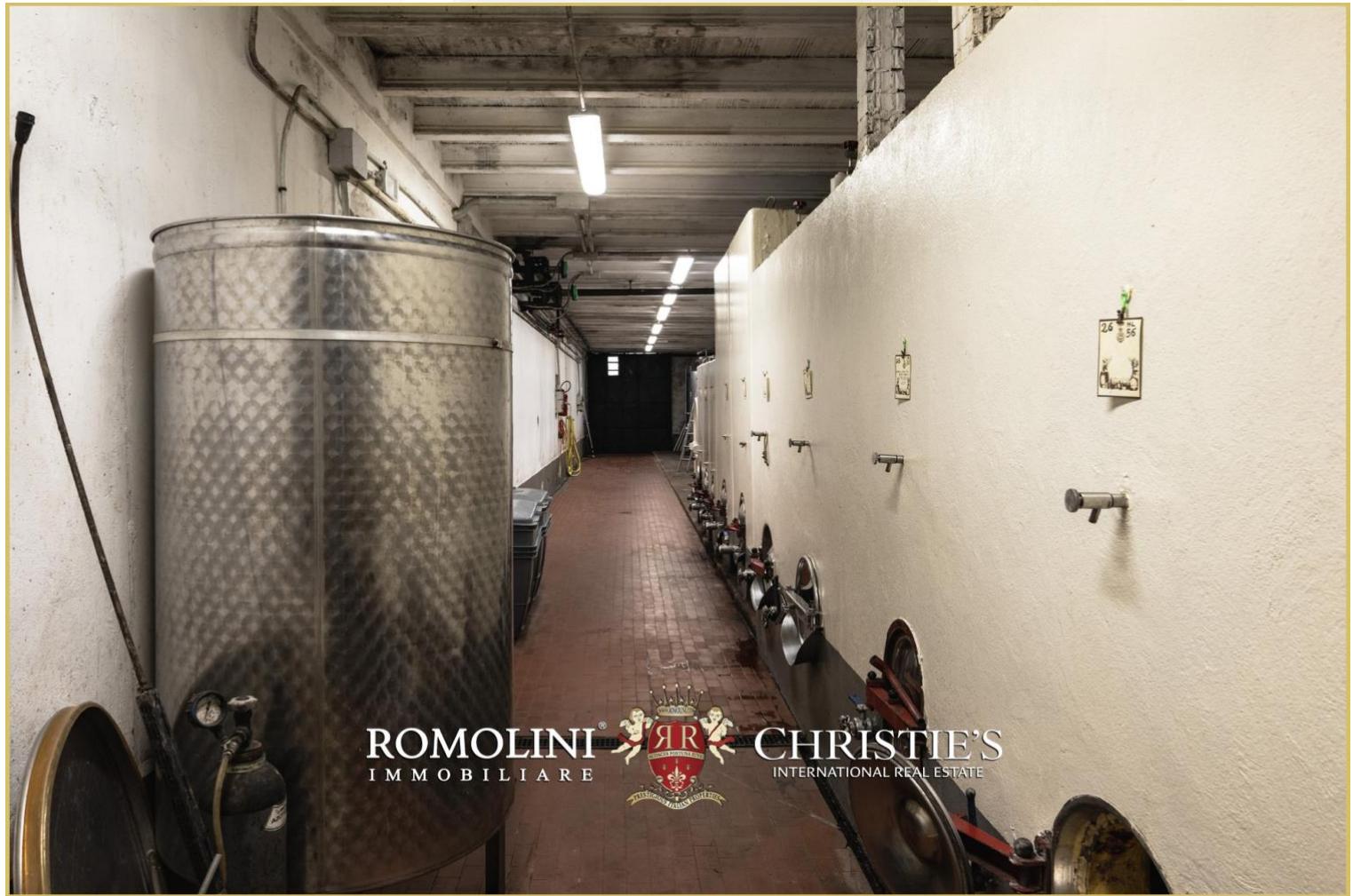




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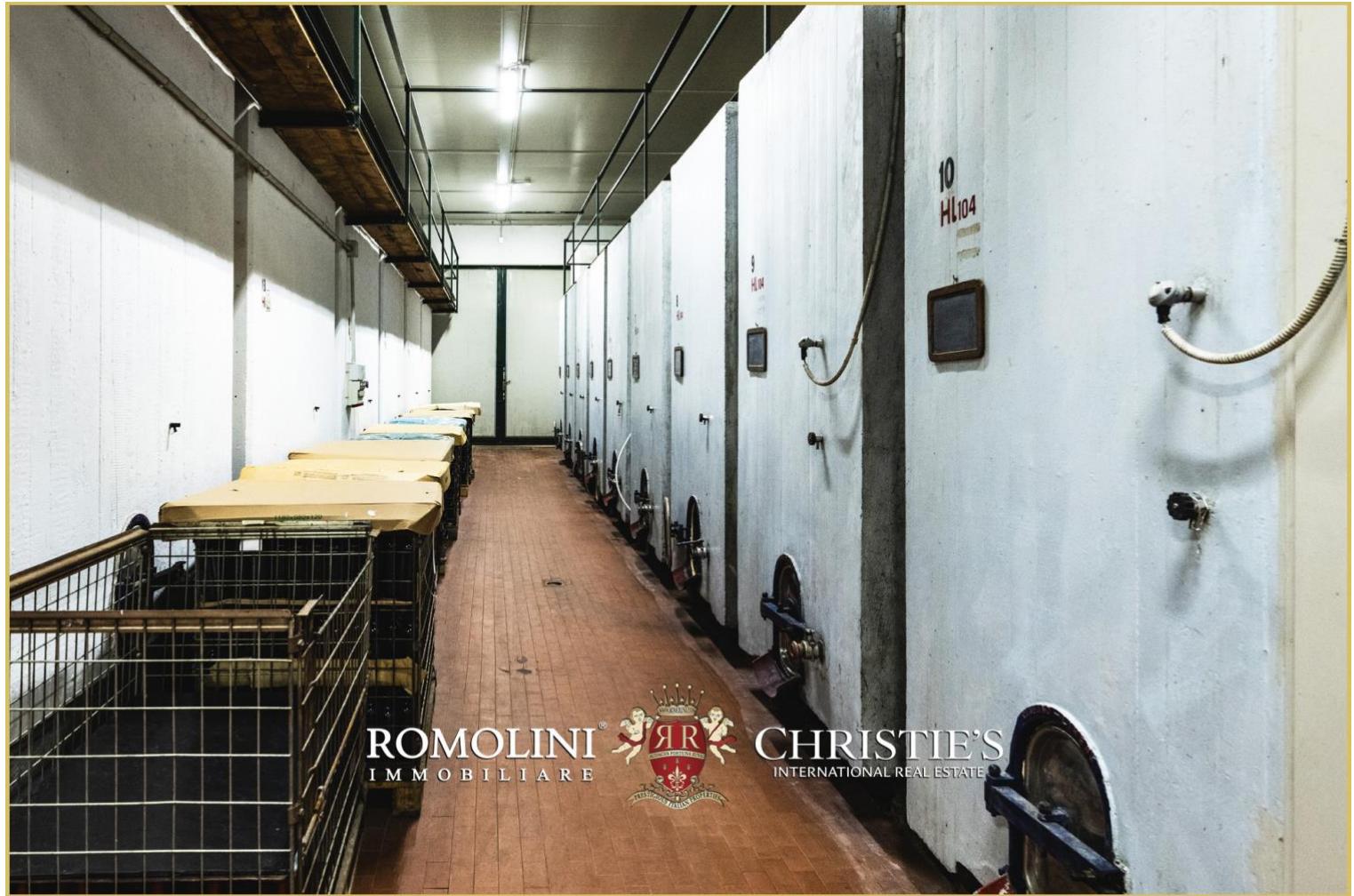


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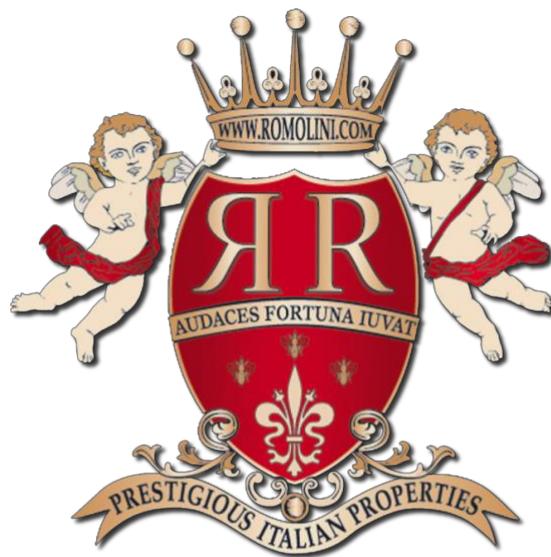
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