

## MODERN BOUTIQUE WINERY FOR SALE IN MARCHE, JUST 20' FROM THE SEA

Ascoli Piceno – Ascoli Piceno – Marche



**Interiors**  
645 m<sup>2</sup>

**Bedrooms**  
Up to 4

**Bathrooms**  
3+

**Total land**  
5.6 ha

**Vineyards**  
4.0 ha

**Bottles of wine**  
30,000 max

**Olive grove**  
300 trees

This boutique, modern winery is located in the hills of the Marche region, on the border with Abruzzo. The idea behind the structure was a building that fully respected the surrounding environment, surrounded by greenery but within easy reach of the city. Vineyards of Montepulciano, Sangiovese, Pecorino and Passerina grapes alternate with olive oil and arable land lying on hillsides exposed to the sea winds that blow up the valley of the Tronto River.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2886 – MARCHE MODERN WINERY

**TYPE:** wine estate

**CONDITIONS:** newly built

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 645 square meters (6,940 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** up to 4

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** modern building, reinforced concrete structure, panoramic views, DOC and DOCG vineyards, olive grove

**EXTERIOR:** 5.6 hectares (13.8 acres)

**VINEYARDS:** 4.0 hectares (9.9 acres)

**WINE PRODUCTION:** 30,000 bottles / year

**OLIVE GROVE:** 300 trees

**GARDEN:** yes

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**FUEL:** natural gas

**ENERGY CERTIFICATE:**  D (EP<sub>gl, nren</sub> = 86.29 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Servizi più vicini (2km; 5'), Ascoli Piceno (16km, 20'), Porto d'Ascoli (21km, 20'), San Benedetto del Tronto (32km, 30'), Fermo (59km, 50'), Macerata (94km, 1h 10'), Ancona (112km, 1h 15'), Pescara (86km, 1h 20'), Jesi (133km, 1h 25'), Matelica (137km, 1h 45'), Urbino (204km; 2h 25')

## CLOSEST AIRPORTS

Pescara P. Liberi (86km, 1h 20'), Ancona R. Sanzio (119km, 1h 15'), Perugia S. Francesco (195km, 2h 15'), Roma Ciampino (208km, 2h 35'), Roma Fiumicino (235km, 2h 50') Bologna G. Marconi (322km, 3h), Firenze A. Vespucci (362km, 3h 55')

## MARCHE MODERN WINERY

This boutique, **modern winery** is located in the hills of the **Marche** region, on the border with **Abruzzo**. The idea behind the structure was a building that fully respected the surrounding environment, surrounded by greenery but within easy reach of the city. Vineyards of Montepulciano, Sangiovese, Pecorino and Passerina grapes alternate with olive oil and arable land lying on hillsides exposed to the sea winds that blow up the valley of the **Tronto River**.

The property is on three levels:

- **Lower ground floor** (310 m<sup>2</sup>): accessible via an external staircase houses the winemaking room, where grapes are processed and wines are aged, a warehouse, barrique cellar, vinegar cellar, storage room, machine room, laboratory, office and an ante-bathroom leading to the locker room and bathroom for employees. An outdoor shed used for unloading grapes completes the floor.
- **Ground floor** (220 m<sup>2</sup>): accessible by an internal elevator, it includes the entrance hall, an office, the sales room, a large tasting room, and two toilets connected by an ante-bathroom that is also directly accessible from the tasting room. Accompanying the floor are a modern kitchen, a storage room, a pantry, and two loggias.
- **Second floor** (115 m<sup>2</sup>): connected to the ground floor by an internal staircase is still in builder's finish; rooms intended for hospitality are to be built on this floor. This level has a spacious terrace from which to admire a breathtaking panorama.

## EXTERIOR AND AGRICULTURAL PRODUCTION

The estate in its entirety covers about **5.4 hectares (13.8 acres)** and concentrates most of its productive efforts on the vineyard, which is the backbone of the business. Methods used in the cultivation of fields are **certified organic**.

- **Vineyards surface**: 4.0 hectares (9.9 acres)
- **Appellations**: Rosso Piceno Superiore DOC
- **Varieties**: Pecorino, Passerina, Chardonnay, Montepulciano, Sangiovese, Verdicchio
- **Altitude and exposure**: 200 m asl (east-west)
- **Training**: Guyot, espalier (3,000 vines/ha)
- **Years of planting**: 2010, 2019
- **Production**: approx. 225 hl / year (30,000 bottles)
- **Average price**: € 5.00 / bottle

Alongside wine production is the production of oil, conducted thanks to an **olive grove with 300 trees** (about 1.0 ha in total) of Leccino and Frantoio varieties that allow the production of up to 5,000 kg of olives per year.

## PRODUCED WINES

- **Rosso Piceno Superiore DOC**: Sangiovese 25%, Montepulciano 65%, Merlot 10%
- **Offida DOCG**: Pecorino 90%, Chardonnay 10%
- **Passerina IGT**: Passerina 90%, Sauvignon 10%





















ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)