

Ref. 2886 – MARCHE MODERN WINERY

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

Ascoli Piceno – Ascoli Piceno – Marche**Interiors**
645 m²**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_{gl, nren} = 86.29 kWh/m²year)

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'), Pesca (86km, 1h 2018'), 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

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The property is on three levels:

- **Lower ground floor** (310 m²): 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 m²): 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 m²): 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%



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