

Ref. 2897 – WINE ESTATE CALABRIA

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RENNOWNED WINE ESTATE WITH 27 HA OF VINEYARDS FOR SALE IN CALABRIA

Lamezia Terme – Catanzaro – Tuscany**Interiors**
8,050 m²**Bedrooms**
7 (up to 12)**Bathrooms**
15 (up to 20)**Total land**
60.1 ha**Vineyards**
27.0 ha**Bottles of wine**
800,000 max

In the hills of Calabria, between Lamezia Terme and Catanzaro, a 60.1-hectare winery is for sale. The property is already operational and boasts a 27.0-hectare vineyard and a modern cellar that ensures a maximum production of 800,000 bottles per year. Various properties in need of renovation (including a beautiful historic villa dating back to the late 19th century) offer great potential for development in the tourism and hospitality sector.

SUMMARY OF THE PROPERTY

REFERENCE #: 2897 – WINE ESTATE CALABRIA

TYPE: wine estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (400 m)

INTERIORS: 8,050 square meters (86,618 square feet)

TOTAL ROOMS: 50

BEDROOMS: 7 (up to 12)

BATHROOMS: 15 (up to 20)

ANNEXES: manorial villa, farm

MAIN FEATURES: modern wine cellar, manorial villa to be restored, panoramic terraces, farm to be restored, vaulted ceilings, terracotta flooring, photovoltaic system, Calabria IGT vineyards

EXTERIOR: 60.1 hectares (148.5 acres)

VINEYARDS: 27.0 hectares (66.7 acres)

WINE PRODUCTION: up to 800,000 bottles / year

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system (160 kW)

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Catanzaro (25km; 30'), Lamezia Terme (25km; 25'), Sellia Marina (41km; 40'), Soverato (46km; 45'), Amantea (61km; 55'), Vibo Valentia (63km; 55'), Serra San Bruno (77km; 1h 10'), Tropea (82km; 1h 20'), Crotone (92km; 1h 30')

CLOSEST AIRPORTS

Lamezia Sant'Eufemia (29km; 25'), Crotone Pitagora (77km; 1h 15'), Reggio Calabria T. Minniti (156km; 1h 45'), Taranto M. Arlotta (304km; 3h 30')

WINE ESTATE CALABRIA

Surrounded by lush green vineyards, woods, and Mediterranean scrub, and set in an extraordinary and unique natural hillside setting thanks to its location at the narrowest point in Italy, the property is located in the center of **Calabria**.

The exceptional nature of its location and altitude, ranging from 500 to 700 meters above sea level with southern exposure, means that it overlooks both the **Tyrrhenian Sea** and the **Ionian Sea**, with the picturesque Aeolian Islands as a backdrop, among which the silhouette of Stromboli dominates at sunset.

The estate, covering approximately 60 hectares, is located in the **Calabria IGT** area. It has a gentle hilly terrain and at its center stands Villa Chimirri, a splendid historic residence dating back to 1860, which belonged to Baron Chimirri at the time and was taken over directly and entirely by his heirs.

The property is home to one of Calabria's most important wineries, with approximately 27 hectares of vineyards planted with native varieties (such as Magliocco and Zibibbo) and international varieties (such as Cabernet, Merlot, and Chardonnay), and a cellar equipped with the latest technology that ensures a production of **800,000 bottles per year**.

The location is advantageous for both travel and logistics (25 km from Lamezia Terme and its airport, about 25 km from Catanzaro). It is also close to a major motorway and railway junction. In less than an hour by car, one can reach Tropea and enjoy the spectacle of the **Costa degli Dei**. In just over an hour, one can reach Reggio Calabria with its *Bronzi di Riace* and the most beautiful kilometer in Italy. Within the same time, one can reach Sila, where its woods and lakes welcome visitors for walks.

DESCRIPTION OF THE BUILDINGS

The **manor house** (650 m² – 6,994 ft², 3 bedrooms and 6 bathrooms) is in need of complete renovation, but it is a charming building dating from the second half of the 19th century. A project had been advanced for the renovation that included the following organization of spaces, including an elevator connecting the floors:

- **Ground floor:** entrance hall, reception with waiting room, professional kitchen and restaurant;
- **First floor:** five large rooms very suitable for conferences and/or events;
- **Second floor:** two large terraces and three suites (bedroom, living room and bathroom).

The villa is a building of undoubtedly historical, artistic, and architectural value, and its elegant architectural elements make it a unique example of neoclassical architecture set in a landscape that becomes an evocative synthesis of Calabrian nature. Its size, aesthetic and historical value, layout, and relationship with the environment make it ideal for use in a business venture that can certainly benefit from these elements.

The **winery** structure blends in perfectly with the natural surroundings and the neoclassical style of the villa. It covers over 6,500 m² on two levels and has a low environmental impact that does not disturb the harmony of the surrounding natural and architectural elements.

From the winemaking area to the storage area and the bottling room, the use of technology and steel is aimed at enhancing the healthiest and ripest grapes obtained from the estate's vineyards. Hidden from view, the 1,300 m² barrel cellar has been entirely carved out of the rock, which, together with the wood of the barrels, has become its main feature.

Surrounding the winery and villa are **other buildings** (900 m² – 89,684 ft²) which, together with

the first two, offer enormous potential for development in the fields of wine tourism, hospitality, and events, thanks to the large covered and uncovered areas.

Wine production, with its associated influx of visitors, wine lovers, and sommeliers, together with the villa and its potential uses as a resort, boutique hotel, Michelin-starred restaurant, and venue for receptions and events in general, can give rise to synergistic activities that have been evolving rapidly in recent years.

EXTERIOR AND AGRICULTURAL PRODUCTION

The estate spreads over a total of about **60.1 hectares (148.5 acres)** in a hilly position. The mainstay of the estate is wine production:

- **Vineyards surface:** 27.0 hectares (Calabria IGT)
- **Varieties:** Cabernet Sauvignon, Chardonnay, Magliocco Canino, Malvasia, Viognier, Incrocio Manzoni, Greco Bianco, Zibibbo, Aglianico, Greco Nero, Nerello
- **Year of planting:** 2001, 2023
- **Altitude and exposure:** 500 m asl (south)
- **Training:** spurred cordon, Guyot, sapling (6,000 vines/ha)
- **Yearly production:** up to 6,000 hl (~ 800,000 bottles)
- **Markets reached:** United States, Canada, Germany, Switzerland, Brazil, Luxembourg, China, Sweden, Denmark

The rest of the acreage is covered by forests (about 28.5 ha) that are currently income-generating, including about 10 ha of cork forest, and some portions of fallow (about 3.1 ha).



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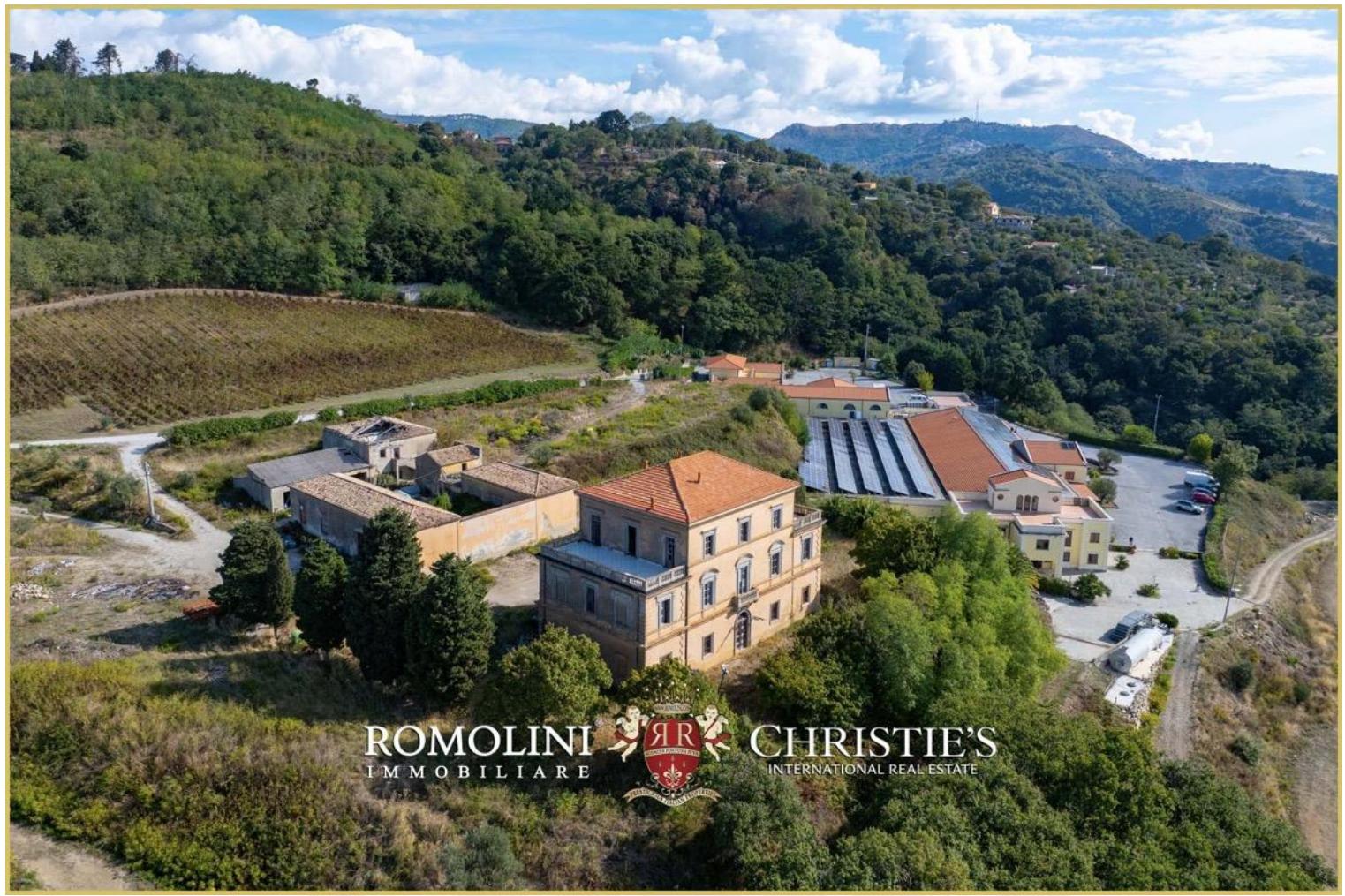
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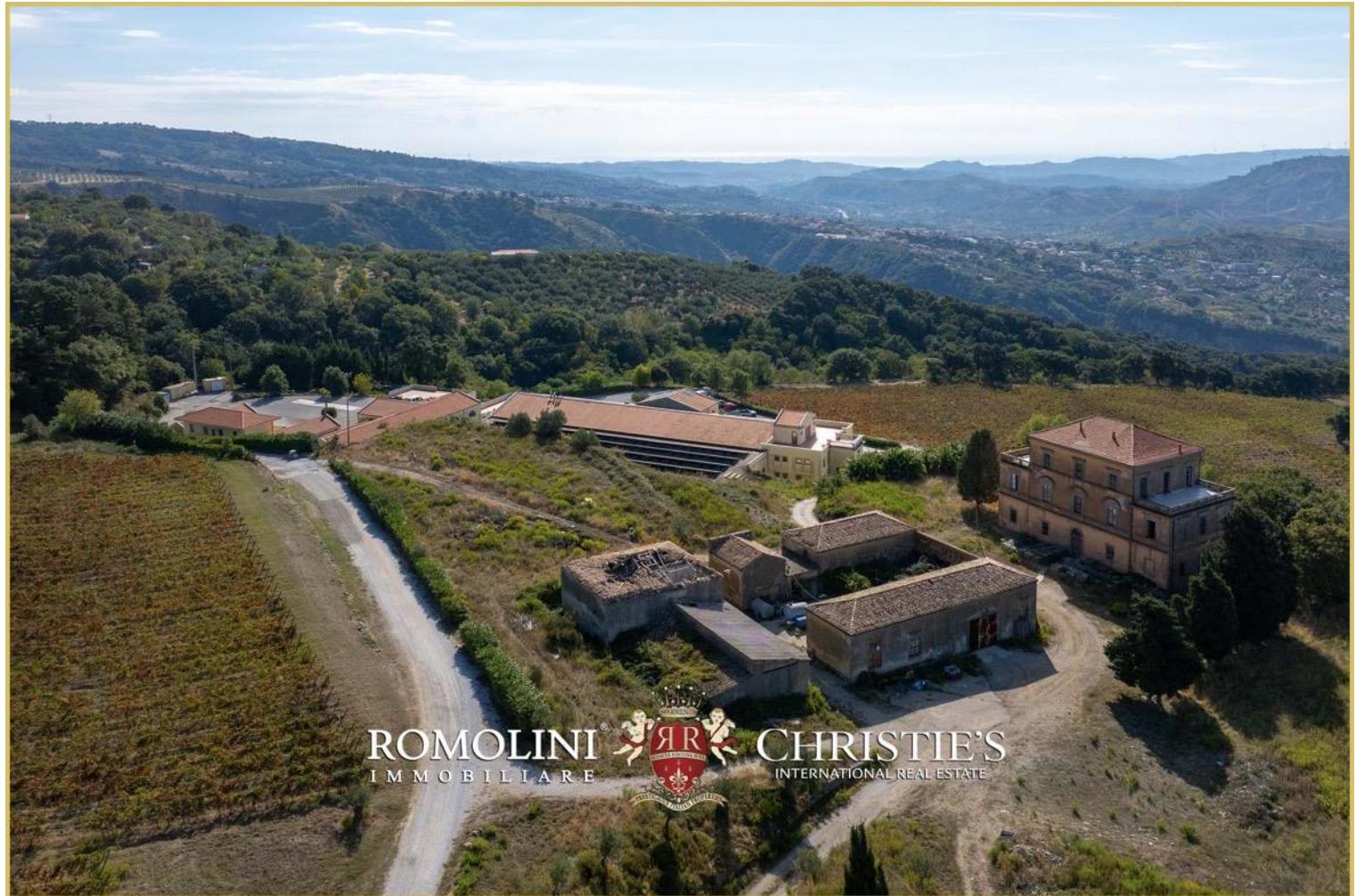
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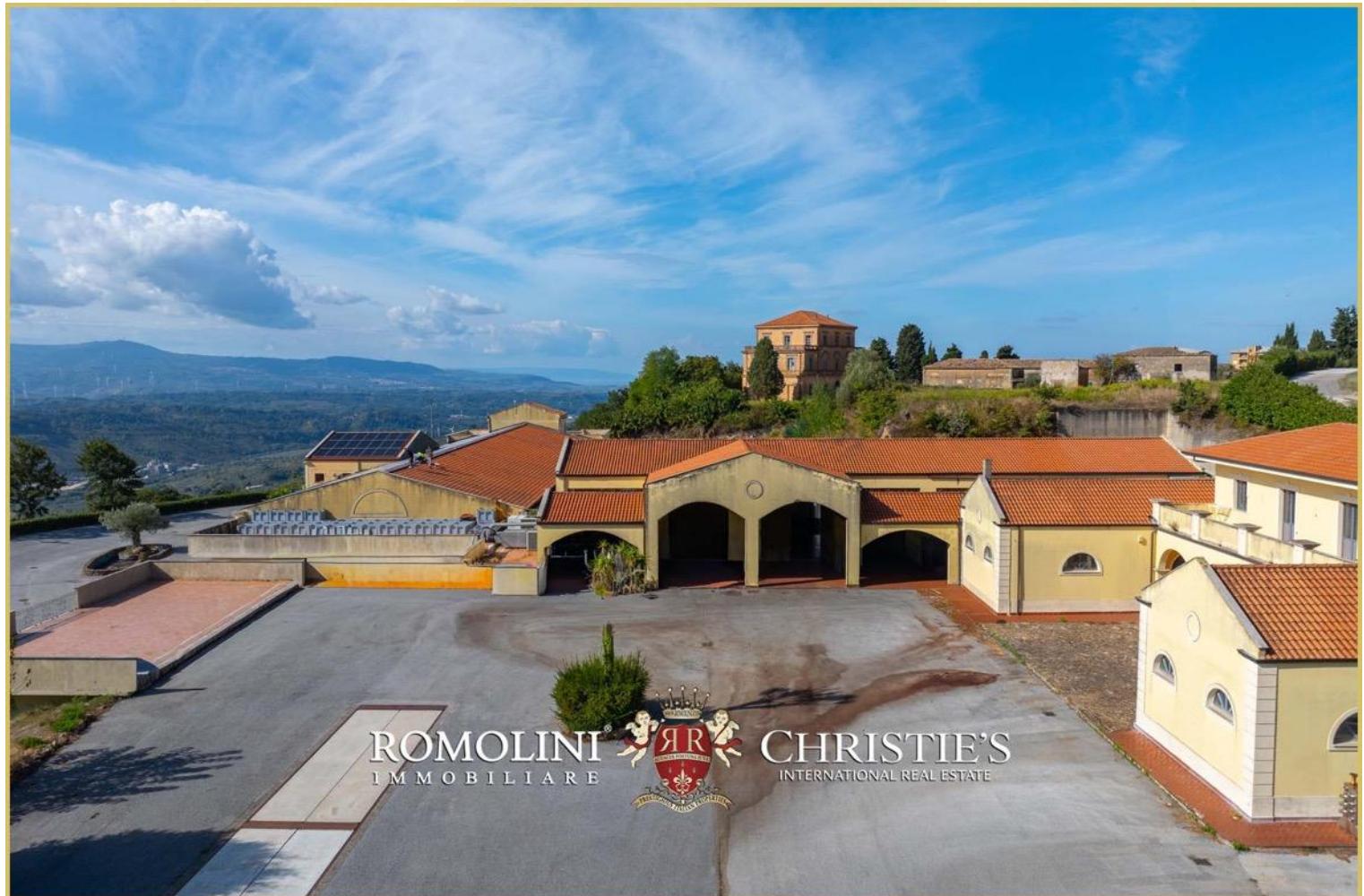
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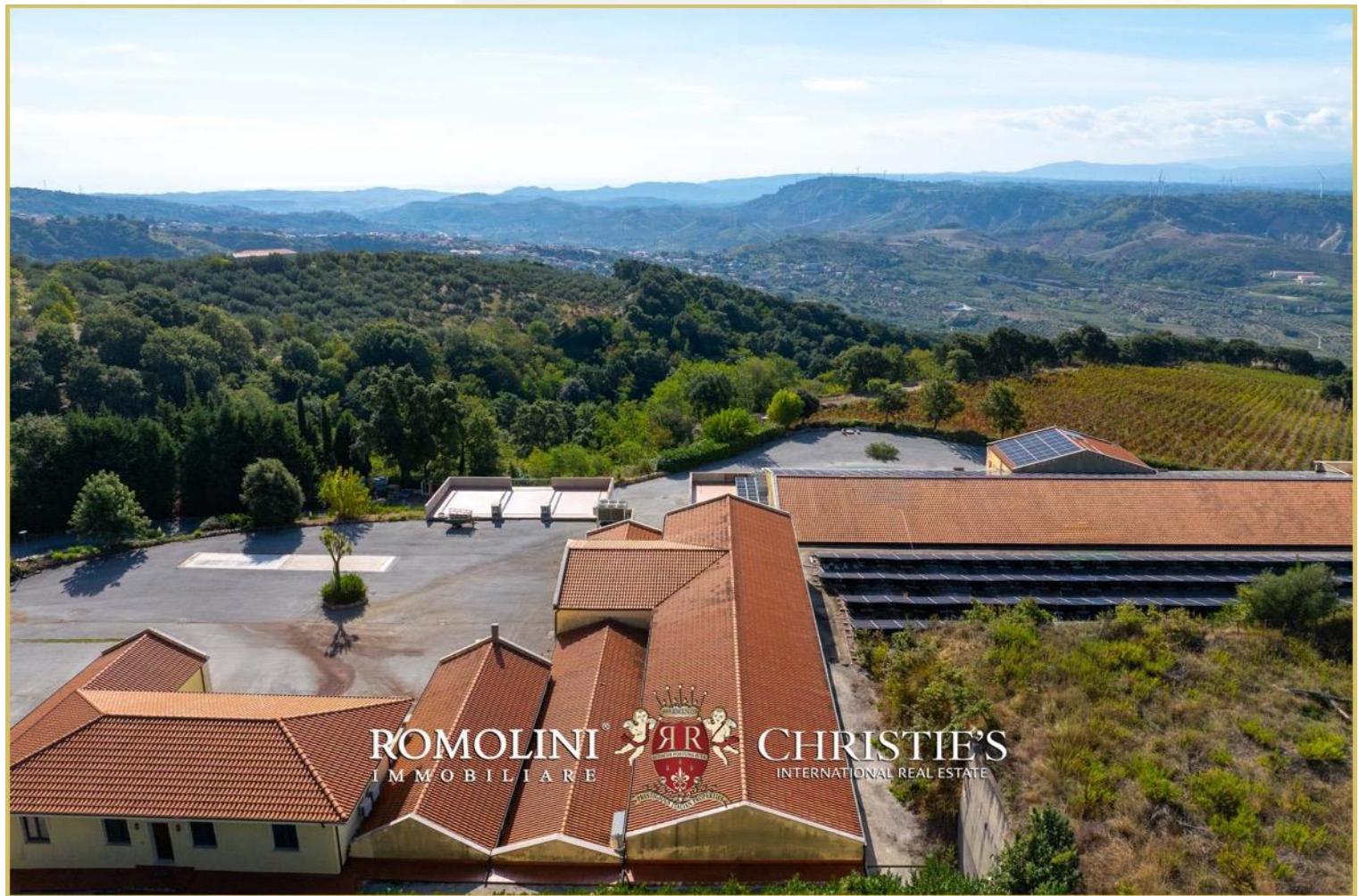




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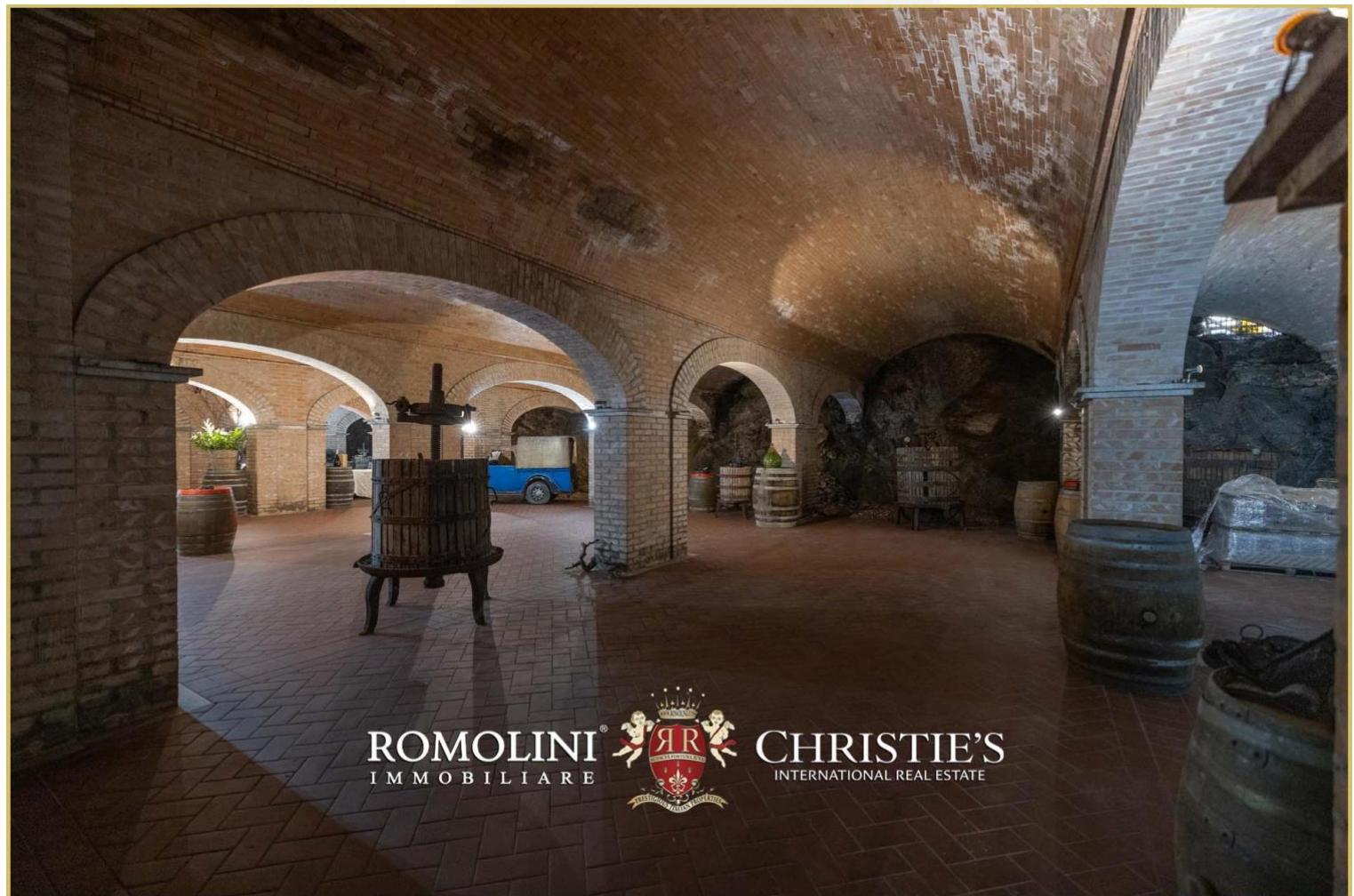
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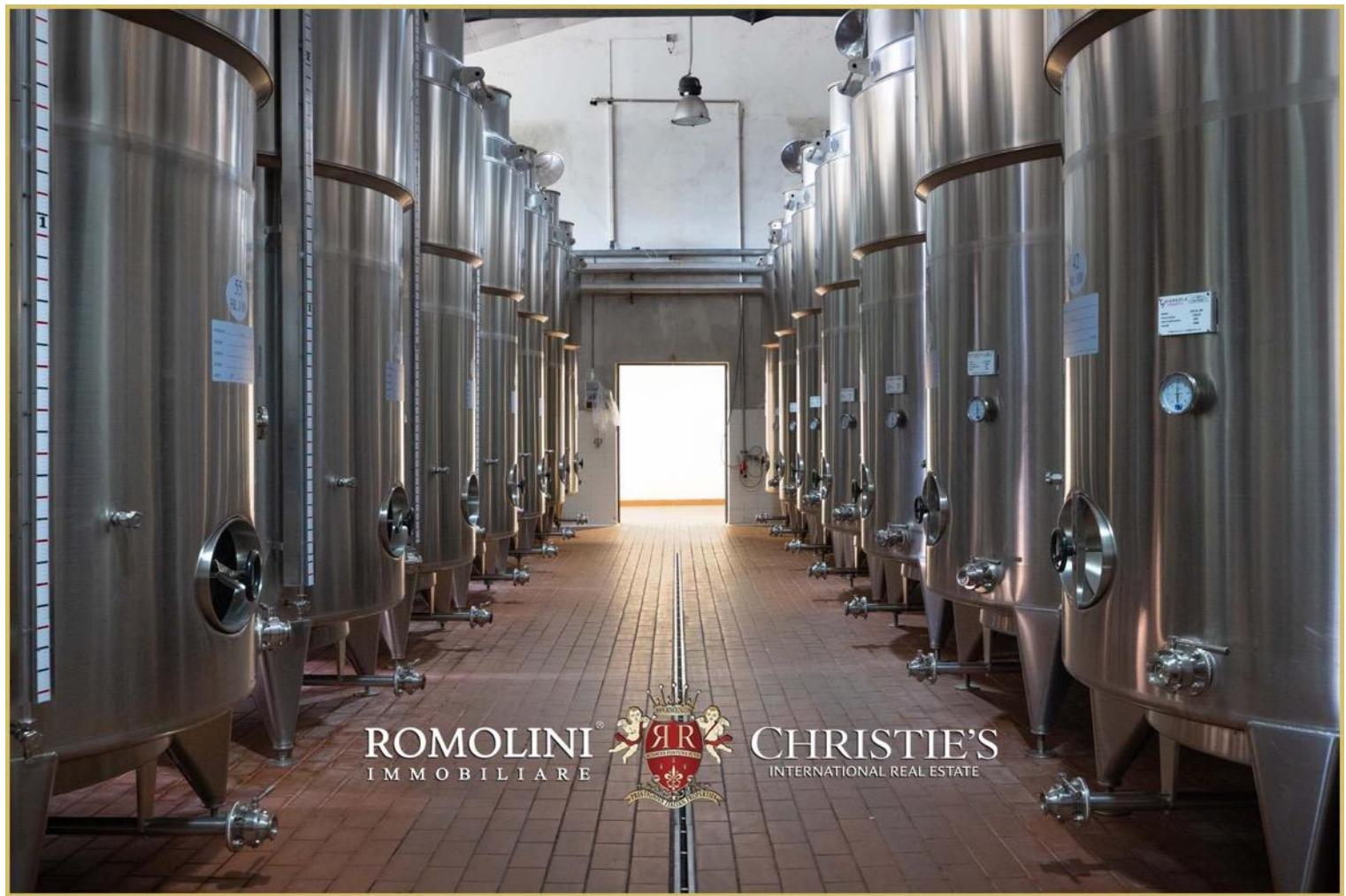
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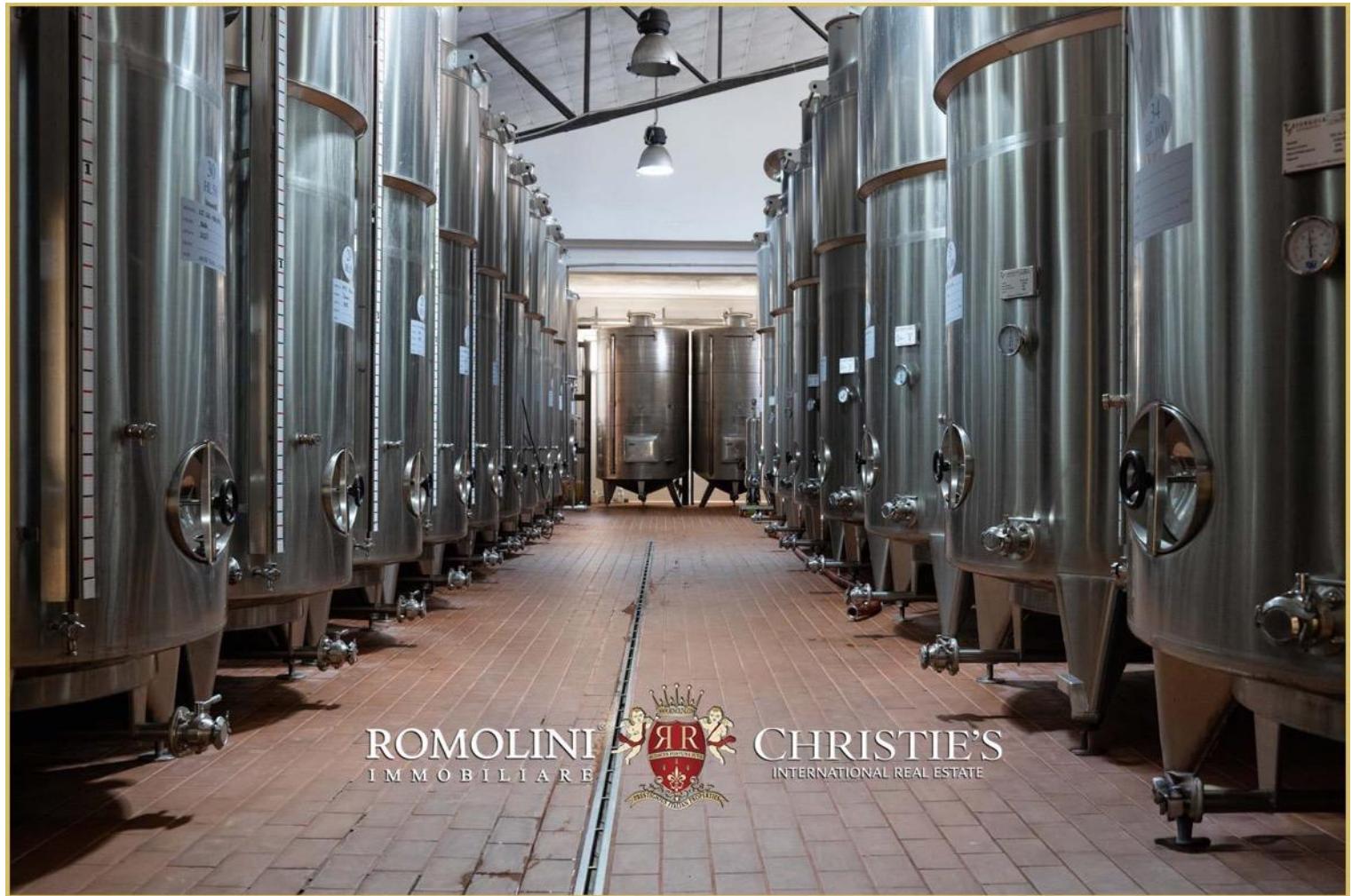
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