

## ORGANIC WINE ESTATE WITH 4.3 HA OF VINEYARDS FOR SALE IN MARCHE

Senigallia – Ancona – Marche



**Interiors**  
1,044 m<sup>2</sup>

**Bedrooms**  
3

**Bathrooms**  
4

**Swimming pool**  
7 × 4 m

**Total land**  
6.9 ha

**Vineyards**  
4.3 ha

**Bottles of wine**  
20,500 max

**Olive grove**  
~ 400 trees

**Oil**  
850 kg

In the hills of Marche, not far from Senigallia and Fano, boutique organic winery for sale. The farm extends in its entirety for about 6.9 hectares (17.0 acres) with 4.3 ha of vineyards. Surrounding the buildings are a 4,200-m<sup>2</sup> garden with a 7 × 4 m swimming pool, located right next to the house, and an orchard (4,200 m<sup>2</sup>).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2942 – VIRGILIO WINERY

**TYPE:** boutique organic winery

**CONDITIONS:** excellent

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,044 square meters (11,233 square feet)

**TOTAL ROOMS:** 19

**BEDROOMS:** 3

**BATHROOMS:** 4

**ANNEXES:** wine cellar, summer kitchen

**MAIN FEATURES:** stone and brick walls, wooden beams and flooring, terrace, modern wine cellar, IGT vineyards, olive grove, swimming pool, garden, orchard

**EXTERIOR:** 6.9 hectares (17.0 acres)

**VINEYARDS:** 4.3 hectares (10.6 acres)

**WINE PRODUCTION:** 25,000 bottles / year

**OLIVE GROVE:** ~ 400 trees

**OIL PRODUCTION:** up to 850 kg / year

**GARDEN:** yes, around

**SWIMMING POOL:** 7 × 4 m

**ELECTRICITY:** already connected + photovoltaic system (6 kW)

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:** A2 ( $EP_{gl, nren} = 70.66 \text{ kWh/m}^2\text{year}$ )

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Corinaldo (9km; 15'), San Costanzo (13km; 15'), Marotta (14km; 15'), Senigallia (14km; 20'), Fano (27km; 30'), Jesi (30km; 40'), Fossombrone (47km; 40'), Pesaro (48km; 45'), Gradara (50km; 45'), Cagli (50km; 55'), Tavullia (51km; 45'), Ancona (64km; 50'), Sirolo (66km; 50'), Urbino (67km; 1h), San Marino (90km; 1h 15')

## CLOSEST AIRPORTS

Ancona R. Sanzio (38km; 30'), Rimini F. Fellini (66km; 50'), Perugia San Francesco (106km; 1h 35'), Forlì L. Ridolfi (123km; 1h 20'), Bologna G. Marconi (187km; 2h),



## VIRGILIO WINERY

In the hills of **Marche**, not far from **Senigallia** and **Fano**, boutique **organic winery** for sale. The farm extends in its entirety for about **6.9 hectares** (17.0 acres). Surrounding the buildings are a 4,200-m<sup>2</sup> garden with a **7 × 4 m swimming pool**, located right next to the house, and an **orchard** (4,200 m<sup>2</sup>).

The **wine cellar** (720 m<sup>2</sup> – 7,747 ft<sup>2</sup>, 1 bathroom), built in 2004, is a modern building with spacious and functional spaces that allow optimization of grape processing and wine production. There are also administrative offices, a tool storage and the sales point. The storage capacity of the winery is about 1,000 hl of wine (including steel and wood).

The **house** (300 m<sup>2</sup> – 3,228 ft<sup>2</sup>, 3 bedrooms and 3 bathrooms), currently inhabited by the owners, is a two-story building:

- **Ground floor:** entrance hall, living room with kitchen, bedroom with bathroom and laundry room;
- **First floor:** living room with terrace, study, two bedrooms and two bathrooms.

A short distance from the house is a **lovely annex** (24 m<sup>2</sup> – 258 ft<sup>2</sup>) that includes a summer kitchen and an enclosed room, also ideal as a tasting area.

The farm is located just a few kilometers from a small village (also reachable on foot) that offers basic amenities. For everything else, you can visit the various nearby towns and cities that provide everything you need. The sea is about a 15-minute drive away, perfect for day trips.

## DETAILS ABOUT AGRICULTURAL PRODUCTION

The main production of the farm is wine production. The vines are currently all **Marche IGT**, but it would be technically possible to obtain the **Rosso Piceno DOC** appellation.

- **Vineyards surface:** 4.3 hectares
- **Varieties:** Sangiovese, Montepulciano, Merlot, Cabernet Sauvignon, Pinot Bianco
- **Training:** pruned-spur cordon (4,000 vines/ha)
- **Years of planting:** 1999 - 2003
- **Altitude and exposure:** 100 – 160 m asl (southwest)
- **Soil composition:** clayish-sandy
- **Wine production:** 154 hl (~20,500 bottles) / year

The winery currently produces the following wines:

- **Metodo Classico Bianco IGT:** Pinot Bianco 100% (€ 17.00)
- **Metodo Classico Rosé IGT:** Montepulciano 100% (€ 22.00)
- **Marche Rosso IGT:** Sangiovese 100% (€ 9.00)
- **Marche Rosso IGT:** Merlot 100% (€ 12.00)
- **Marche Rosso IGT:** Cabernet Sauvignon 100% (€ 17.00)
- **Marche Rosé IGT:** Sangiovese 75%, Montepulciano 25% (€ 6.00)

Other production on the farm is olive production:

- **Grove surface:** 1.3 hectares (~400 trees)
- **Cultivars:** Mignola, Frantoio, Leccino, Raggia
- **Oil production:** ~ 850 kg / year

## MAP OF THE ESTATE



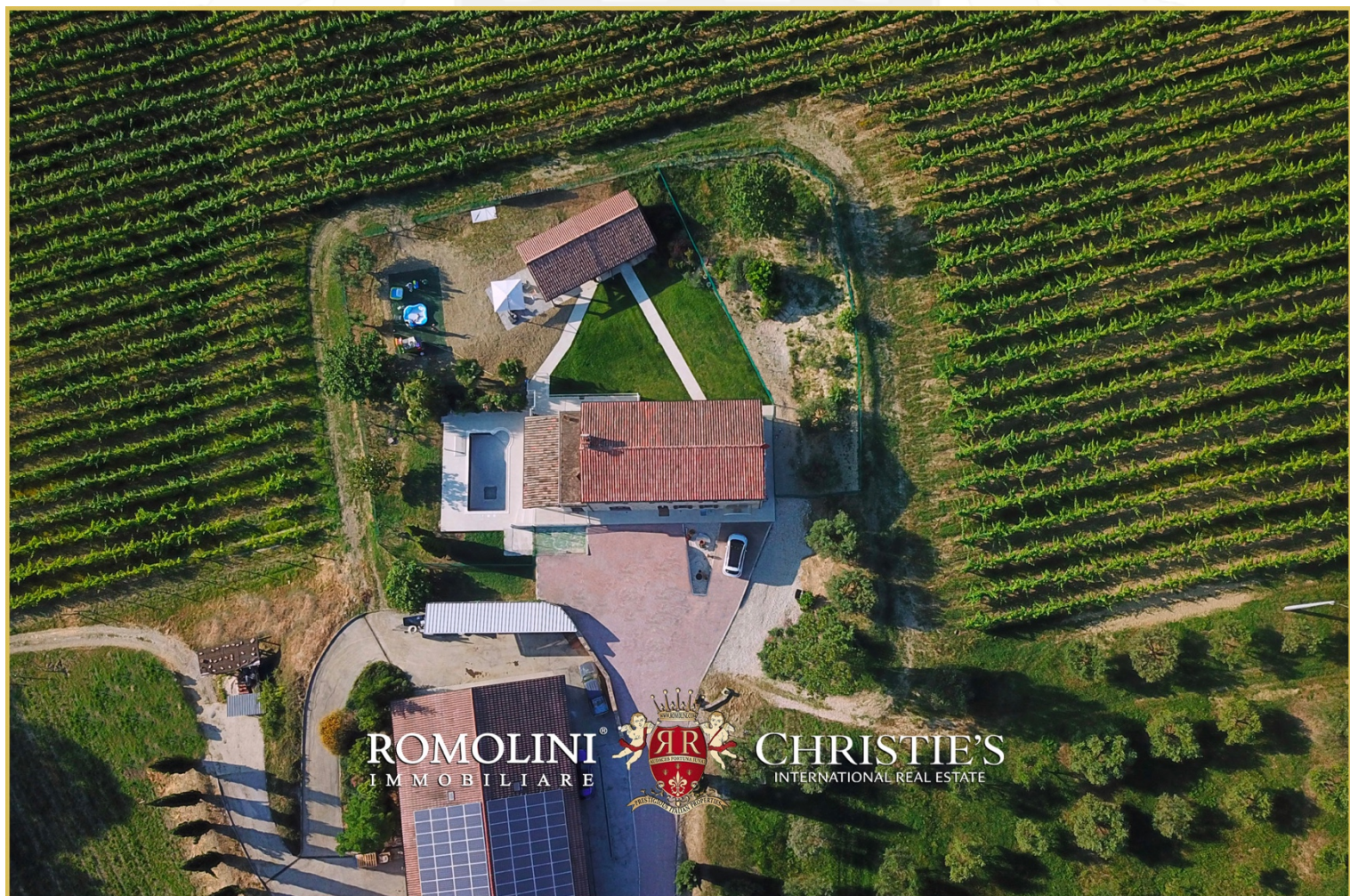
















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