

Ref. 2942 – **VIRGILIO WINERY**

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

Senigallia – Ancona – Marche



Interiors 1,044 m ²	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

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-m² garden with a 7 × 4 m swimming pool, located right next to the house, and an orchard (4,200 m²).

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 kWh/m²year)

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-m² garden with a **7 × 4 m swimming pool**, located right next to the house, and an **orchard** (4,200 m²).

The **wine cellar** (720 m² – 7,747 ft², 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 m² – 3,228 ft², 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 m² – 258 ft²) 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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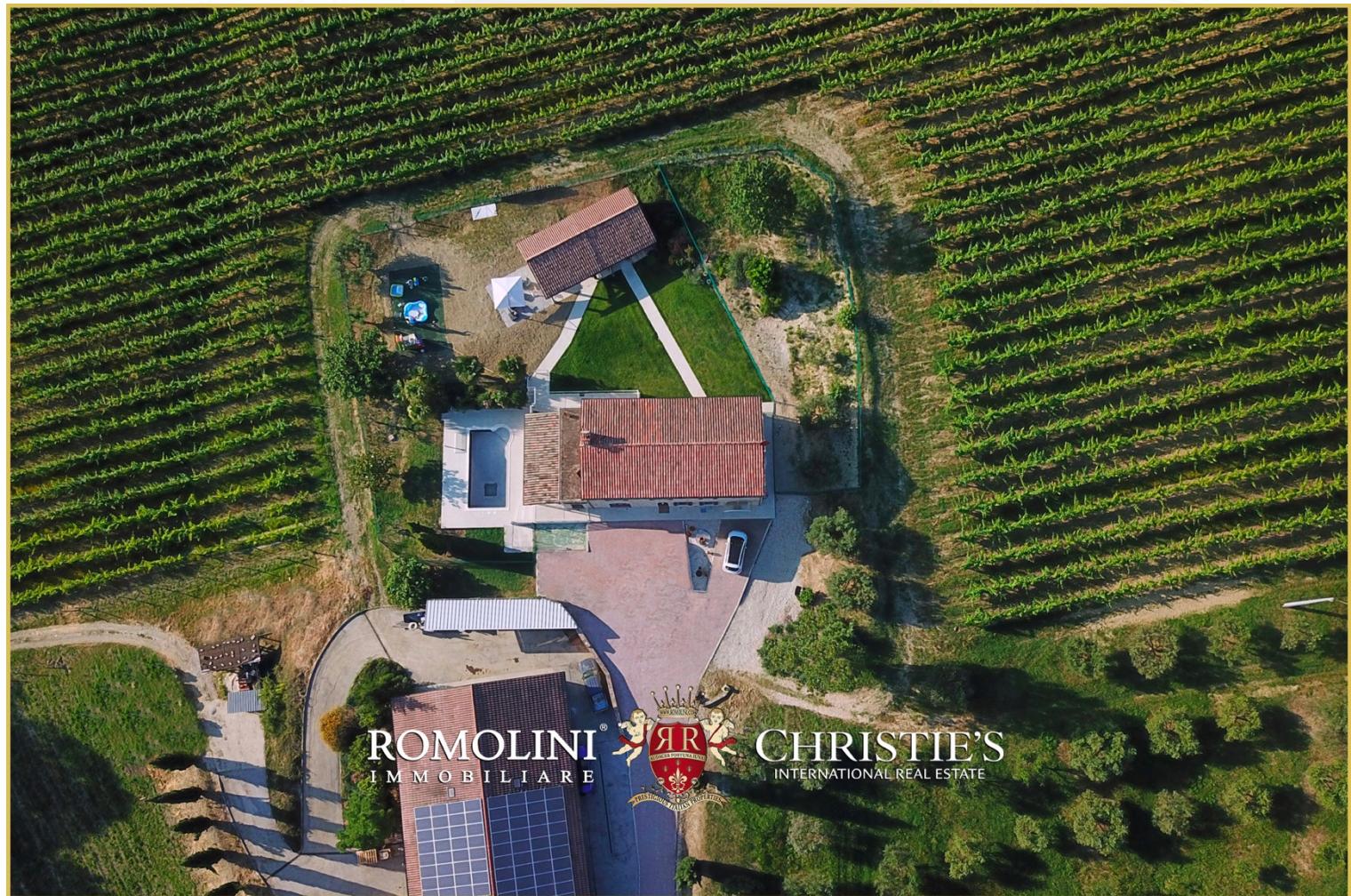


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