

ORGANIC WINERY WITH 9,2 HA OF VINEYARDS FOR SALE IN LAZIO, VITERBO

Viterbo – Viterbo – Lazio



Interiors
1,124 m²

Bedrooms
4

Bathrooms
4

Total land
13.0 ha

Swimming pool
10 × 5 m

Vineyards
9.2 ha

Questa storica azienda vitivinicola è situata nel cuore delle colline viterbesi, un territorio di grande valore agricolo e paesaggistico, caratterizzato da suoli vulcanici e da una lunga tradizione enologica. La proprietà rappresenta una realtà autentica e consolidata, capace di coniugare storia, identità territoriale e potenziale di sviluppo. L'azienda si estende su circa 13,0 ettari complessivi, di cui 9,2 ha vitati, condotti in regime biologico, e gode di un contesto naturale integro e suggestivo.

SUMMARY OF THE PROPERTY

REFERENCE #: 2950 – VITERBO WINERY

TYPE: organic wine estate

CONDITIONS: good

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,123 square meters (12,094 square feet)

TOTAL ROOMS: 16

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: shed

MAIN FEATURES: wine cellar, underground barrique room, historical farmhouse, garden, swimming pool, IGT vineyards, arable land suitable for vines

EXTERIOR: 13.0 hectares (32.1 acres)

VINEYARDS: 9.2 hectares (22.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Civita Castellana (12km; 15'), Magliano Sabina (15km; 20'), Viterbo (29km; 35'), Narni (33km; 40'), Amelia (35km; 40'), Terni (52km; 50'), Cerveteri (63km; 1h 10'), Bolsena (64km; 1h 5'), Rome (69km; 1h), Orvieto (70km; 1h), Spoleto (80km; 1h 15'), Rieti (85km; 1h 15'), Civitavecchia (95km; 1h 25')

CLOSEST AIRPORTS

Roma Ciampino (93km; 1h 30'), Roma Fiumicino (94km; 1h 30'), Perugia San Francesco (122km; 1h 30'), Firenze A. Vespucci (241km; 2h 40'), Pisa G. Galilei (301km; 3h 20')

VITERBO WINERY

This **historic winery** is located in the heart of the **Viterbo hills**, an area of great agricultural and landscape value, characterized by **volcanic soils** and a **long winemaking tradition**. The property represents an authentic and established reality, capable of combining history, territorial identity and development potential.

The estate covers about **13.0 hectares** in total, of which **9.2 ha are planted with vines**, conducted **organically**, and enjoys an intact and evocative natural setting. The vineyards benefit from particularly favorable soil and climate conditions, which allow for consistent quality production and good varietal diversification. The vineyard includes both Italian varieties such as Sangiovese (12.1 percent), Malvasia (10.1 percent), Montepulciano (6.8 percent) and Trebbiano (5.6 percent), and international grapes such as Merlot (25.6 percent), Chardonnay (15.2 percent), Sauvignon Blanc (12.7 percent), Pinot Blanc (6.1 percent) and Cabernet Sauvignon (5.8 percent), offering a wide and flexible production range.

The winery produces the following wines:

- **Lazio IGT Bianco:** Sauvignon Blanc 100%
- **Lazio IGT Bianco:** Malvasia 100%
- **Lazio IGT Brut Spumante:** Sauvignon Blanc, Malvasia
- **Lazio IGT Rosso:** Sangiovese, Merlot
- **Lazio IGT Orange Riserva:** Malvasia 100%

Wine production takes place in the **estate wine cellar** (312 m² – 3,357 ft²) consisting of large rooms sheltered from sunlight and with well-organized spaces to make work as easy as possible. **Two sheds** (120 m² – 1,291 ft²) provide shelter for tools and vehicles.

One of the distinctive elements of the property is the **barrique cellar dug into the tuff** (146 m² – 1,571 ft²), which guarantees ideal natural conditions for the aging of the wines and represents at the same time a strong identity and narrative value, which is also particularly attractive from a wine tourism perspective. The production facilities allow efficient management of the entire wine-making cycle, with margins for optimization and potential expansion.

The property is completed by a **rustic farmhouse** (546 m² – 5,875 ft², 4 bedrooms and 4 bathrooms) on two floors that includes some business areas on the ground floor and two apartments on the upper floor:

- **Business premises:** warehouses, employee bathrooms, office, kitchen and dining room;
- **Apt. N°1:** dining room with kitchen, living room, three bedrooms and bathroom;
- **Apt. N°2:** dining room with kitchen, bedroom and bathroom.

The **garden of the house** (about 1,100 m²), dotted with shade trees, also houses the **10 × 5 m swimming pool**, a space also very suitable for outdoor events and tasting sessions.

Part of the farm is covered with **arable land** (about 3.6 ha) characterized by excellent exposure and soils very suitable for planting additional vines.

From a strategic point of view, the winery offers an interesting potential for growth, both in terms of commercial development of the brand and through the strengthening of reception, tasting and wine tourism activities, today increasingly central to the enhancement of quality wineries. The combination of history, structured agricultural assets, territorial identity and still manageable size makes this winery an ideal opportunity for an investor, an industry operator or a family interested in a project with concrete development prospects.









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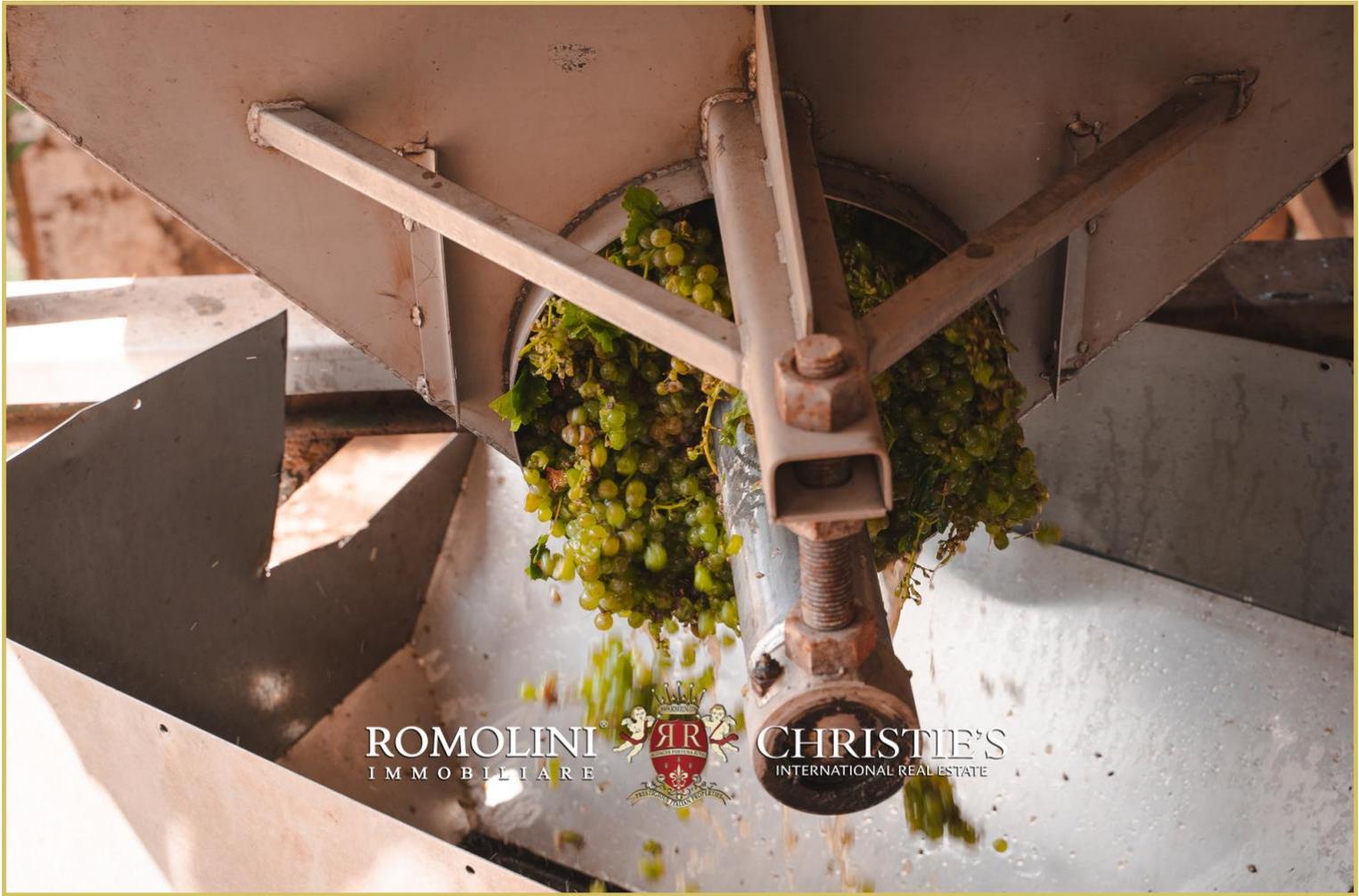
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