

## WINE ESTATE WITH 3.5 HA OF VINEYARDS FOR SALE IN MONTALCINO, TUSCANY

Montalcino – Siena – Tuscany



**Interiors**  
1,317 m<sup>2</sup>

**Bedrooms**  
8

**Bathrooms**  
8

**Total land**  
7.6 ha

**Olive grove**  
5,200 m<sup>2</sup>

**Vineyards**  
3.5 ha

On the hills of Tuscany, in the heart of the Brunello di Montalcino production area, small winery for sale. The property consists of two estates that include buildings (farmhouse and cellars) and vineyards (about 3.5 ha), respectively. The location of the property is very convenient, close to Montalcino and the best-known centers of the Val d'Orcia, and has no other houses nearby, which ensures privacy and confidentiality even in case you want to start a receptive activity.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2952 – PODERE BRUNELLO

**TYPE:** wine estate

**CONDITIONS:** habitable

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, tree-lined driveway

**INTERIORS:** 1,317 square meters (14,170 square feet)

**TOTAL ROOMS:** 21

**BEDROOMS:** 8

**BATHROOMS:** 8

**ANNEXES:** cellars

**MAIN FEATURES:** stone and brick walls, terracotta flooring, wooden beams, brick arches, original fireplaces, ample windows, wine cellar, tree-lined driveway, Brunello di Montalcino DOCG vineyards, olive trees

**EXTERIOR:** 7.6 hectares (18.8 acres)

**VINEYARDS:** 3.5 hectares (8.6 acres)

**GARDEN:** yes, around the farmhouse

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Montalcino (9km; 10'), Buonconvento (22km; 25'), San Quirico d'Orcia (23km; 25'), Castiglione d'Orcia (30km; 35'), Pienza (31km; 35'), Trequanda (38km; 45'), Asciano (40km; 45'), Montepulciano (45km; 50'), Siena (51km; 1h 5'), Castelnuovo Berardenga (62km; 1h 5'), Monteriggioni (67km; 1h 15'), Arezzo (90km; 1h 30'), San Gimignano (90km; 1h 40'), Florence (120km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (120km; 1h 45'), Firenze A. Vespucci (132km; 1h 55'), Pisa G. Galilei (196km; 2h 15'), Bologna G. Marconi (214km; 2h 45'), Roma Fiumicino (218km; 2h 30'), Roma Ciampino (239km; 2h 50')

## PODERE BRUNELLO

On the hills of **Tuscany**, in the heart of the **Brunello di Montalcino** production area, small **winery** for sale. The property consists of two estates that include buildings (farmhouse and cellars) and vineyards (about 3.5 ha), respectively. The location of the property is very convenient, close to **Montalcino** and the best-known centers of the **Val d'Orcia**, and has no other houses nearby, which ensures privacy and confidentiality even in case you want to start a receptive activity.

### DESCRIPTION OF THE BUILDINGS

The **farmhouse** (686 m<sup>2</sup> – 7,381 ft<sup>2</sup>, 8 bedrooms and 7 bathrooms) is a rustic building in typical Tuscan style with well-preserved original finishes. In one corner of the ground floor are the old rustic cellars, easily usable for production in conjunction with the newer cellar, while the rest of the building houses two apartments:

- **Apt. A** (384 m<sup>2</sup>): entrance hall, living room, dining room, kitchen, six bedrooms and six bathrooms;
- **Apt. B** (82 m<sup>2</sup>): living room with kitchen, two bedrooms and bathroom.

The building is in excellent structural condition and needs only some interior modernization and finishing work.

Adjacent to the farmhouse, built partially underground and thus naturally climate-controlled, is the **aging cellar** (320 m<sup>2</sup> – 3,443 ft<sup>2</sup>) consisting of two separate rooms and a convenient shed for sheltering equipment.

The **winemaking cellar** (311 m<sup>2</sup> – 3,346 ft<sup>2</sup>, 1 bathroom) is a large L-shaped building, very suitable for processing grapes due to spacious rooms with no structural elements in between. The building needs modernization and renovation but is in excellent structural condition.

### EXTERIOR

The property is divided into two separate bodies, about 3 km apart as the crow flies, for a total of about **7.6 hectares (18.8 acres)**.

Around the farmhouse stretches a **large garden** (about 11,000 m<sup>2</sup>) that also includes maneuvering yards for vehicles heading to the cellar and a characteristic tree-lined driveway leading to the house. The farmhouse is completed by about 5,200 m<sup>2</sup> of **olive grove** with mature trees.

The second estate, on the other hand, includes the **Sangiovese vineyard** (3.5 ha), mostly **Toscana IGT** (3.0 ha) with a small portion claimable to **Brunello di Montalcino DCG** (0.5 ha). The woodland surrounding the vineyards (about 2.5 ha) completes the property.

It is also possible to only buy the *podere* with the buildings keeping out both vineyards and woodland.

## MAP OF THE ESTATE







ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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IMMOBILIARE



CHRISTIE'S  
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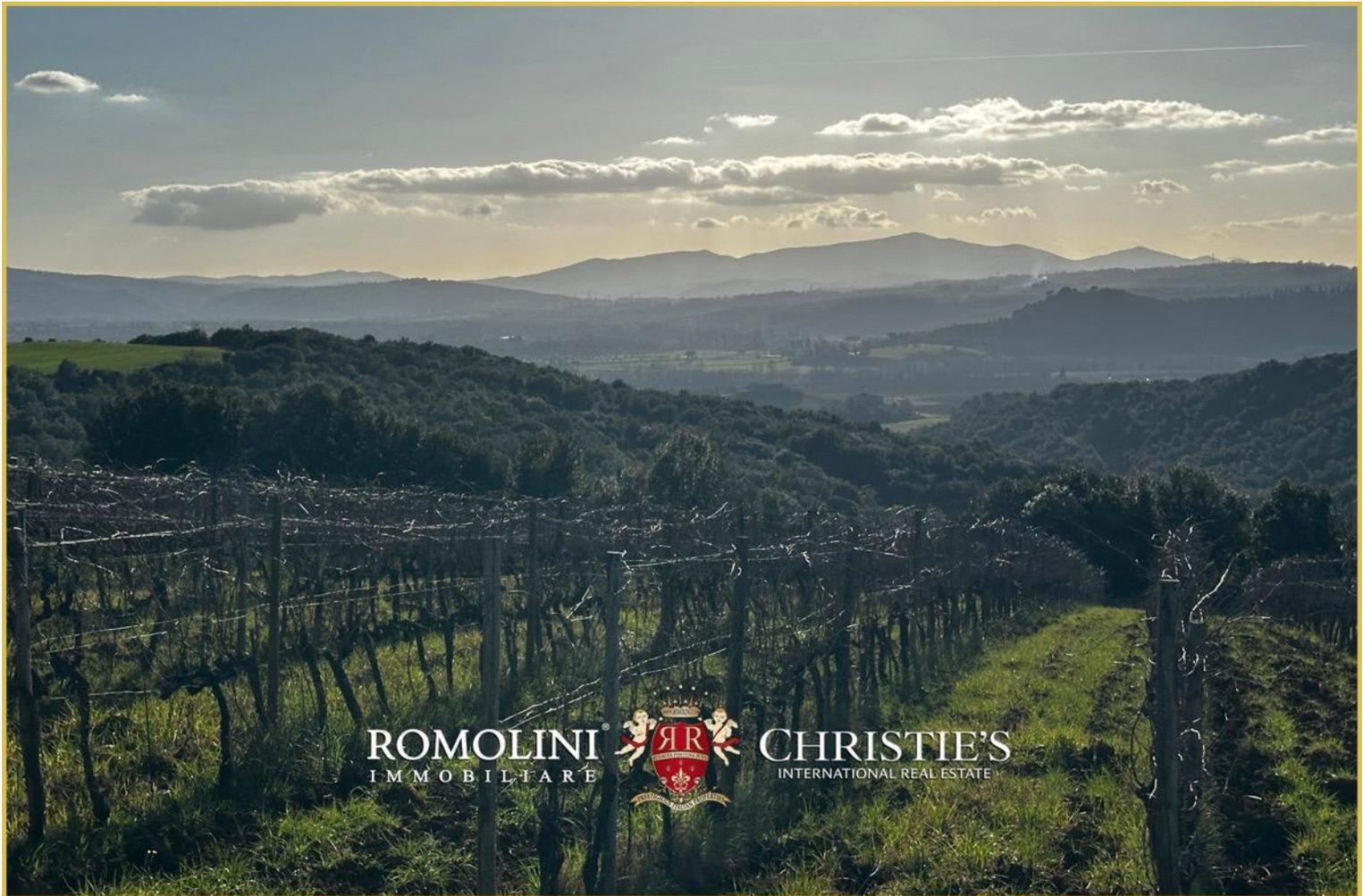
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