

SMALL WINE ESTATE FOR SALE IN MONTALCINO, VAL D'ORCIA, TUSCANY

Montalcino – Siena – Tuscany



Interiors
935 m²

Bedrooms
4

Bathrooms
2

Total land
4.1 ha

Vineyards
1.0 ha

Olive grove
2.0 ha

Not far from the village of Montalcino in Val d'Orcia, in the production area of the renowned Brunello, small wine estate for sale. The property consists of various buildings (over 900 m²) which, although requiring renovation work, guarantee great potential for tourism and hospitality development. The property extends over approximately 4.1 hectares (10.1 acres) in a hilly location with excellent sun exposure. In terms of cultivation, the farm has a vineyard (1.0 ha) and an olive grove (2.0 ha).

SUMMARY OF THE PROPERTY

REFERENCE #: 2953 – PODERE MONTALCINO

TYPE: small wine estate

CONDITIONS: to be renovated

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 935 square meters (10,061 square feet)

TOTAL ROOMS: 18

BEDROOMS: 4

BATHROOMS: 2

ANNEXES: storages, wine cellar

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, historic cellar, modern wine cellar, Brunello di Montalcino DOCG vineyards, olive grove, chestnut grove

EXTERIOR: 4.1 hectares (10.1 acres)

VINEYARDS: 1.0 hectare (2.5 acres)

OLIVE GROVE: 2.0 hectares (5.0 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Montalcino (2km; 5'), San Quirico d'Orcia (14km; 20'), Buonconvento (14km; 15'), Pienza (34km; 40'), Montepulciano (40km; 45'), Siena (43km; 55'), Arezzo (86km; 1h 20'), San Gimignano (88km; 1h 30'), Volterra (95km; 1h 45'), Follonica (100km; 1h 15'), Florence (119km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (109km; 1h 30'), Firenze A. Vespucci (126km; 1h 50'), Pisa G. Galilei (208km; 2h 15'), Bologna G. Marconi (208km; 2h 40'), Roma Ciampino (221km; 2h 35'), Roma Fiumicino (229km; 2h 35')

PODERE MONTALCINO

Not far from the village of **Montalcino** in **Val d'Orcia**, in the production area of the renowned **Brunello**, **small wine estate** for sale. The property consists of various buildings (over 900 m²) which, although requiring renovation work, guarantee great potential for tourism and hospitality development.

The **farmhouse** (525 m² – 5,649 ft², 4 bedrooms, and 2 bathrooms) is a large historic stone building, typically Tuscan in style and divided between agricultural rooms and living spaces. On the ground floor, there are large rooms for wine aging and storage, as well as some offices and service rooms. The first floor features a large apartment with a spacious living room with an open kitchen, four bedrooms, and two bathrooms.

Next to the farmhouse, a **new wine cellar** (275 m² – 2,959 ft²) on two levels has been built, housing facilities for grape processing and winemaking, as well as a warehouse.

Completing the property are **two warehouses** (135 m² – 1,453 ft²) and a **ruin to be renovated**, which could be used to expand agricultural activity or create a guesthouse.

EXTERIOR

The property extends over approximately **4.1 hectares (10.1 acres)** in a hilly location with excellent sun exposure. In terms of cultivation, the farm has a **vineyard** (about 1.0 hectare entirely dedicated to Sangiovese, divided evenly between **Brunello di Montalcino DOCG** and **Toscana IGT**) and an **olive grove** (2.0 hectares).

The rest of the property is covered by a small **chestnut grove** (1,500 m²) and some open cultivated areas without trees (6,000 m²).

The estate is in a very convenient location, less than two km from Montalcino: the village has basic services, more than sufficient for daily needs. The property is also about 6 km from the junction of the **Via Cassia**, which allows reaching Siena in less than half an hour, and from there, easy access to the rest of **Tuscany**.





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