

WINE ESTATE WITH 14 HA OF CORTONA DOC VINEYARDS FOR SALE IN TUSCANY

Cortona – Arezzo – Tuscany



Wine cellar
605 m²

Bottles of wine
120,000 max

Total land
20.1 ha

Vineyards
14.0 ha

In the true heart of the Tuscan Valdichiana, a few minutes from the historic center of Cortona, offers a 40% entry into the capital of this elegant wine company already fully operational, located in one of the most renowned and recognized areas of Tuscany for the production of quality wines. The property extends over approximately 20.1 hectares, of which about 14 hectares are currently covered in productive vineyards. The annual production averages 1,400 quintals of grapes, which allows for about 120,000 bottles per year, divided between DOC and IGT.

SUMMARY OF THE PROPERTY

REFERENCE #: 2974 – SANT'AGOSTINO WINERY

TYPE: wine estate

CONDITIONS: good

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 605 square meters (6,510 square feet)

TOTAL ROOMS: 8

BEDROOMS: 0

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: modern wine cellar, Cortona DOC vineyards, lake for irrigation

EXTERIOR: 20.1 hectares (49.7 acres)

VINEYARDS: 14.0 hectares (34.6 acres)

WINE PRODUCTION: 120,000 bottles / year

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water + lake private

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Cortona (11km; 15'), Tuoro sul Trasimeno (16km; 15'), Castiglion del Lago (17km; 15'), Montepulciano (19km; 20'), Passignano sul Trasimeno (19km; 15'), Castiglion Fiorentino (21km; 25'), Pienza (34km; 40'), Cetona (34km; 40'), Perugia (47km; 40'), Arezzo (53km; 40'), Montalcino (58km; 55'), Siena (66km; 50'), Orvieto (87km; 1h), Florence (110km; 1h 20'), Lucca (188km; 2h), Pisa (191km; 2h 10'), Rome (215km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (56km; 45'), Firenze A. Vespucci (127km; 1h 20'), Grosseto C. Baccarini (132km; 1h 30'), Ancona R. Sanzio (161km; 2h), Pisa G. Galilei (188km; 2h), Bologna G. Marconi (209km; 2h 10'), Roma Ciampino (219km; 2h 15'), Roma Fiumicino (245km; 2h 30')

SANT'AGOSTINO WINERY

In the true heart of the **Tuscan Valdichiana**, a few minutes from the historic center of **Cortona**, offers a **40% entry into the capital** of this elegant **wine company** already fully operational, located in one of the most renowned and recognized areas of **Tuscany** for the production of quality wines.

The property extends over approximately **20.1 hectares**, of which about 14 hectares are currently covered in productive vineyards. The vineyards enjoy excellent exposure and are cultivated with great attention to quality, enhancing the characteristics of the Cortona terroir. The production focus is particularly on the grape varieties that have made the **Cortona DOC** designation famous, such as Syrah – a true excellence of the territory – complemented by Cabernet Sauvignon and Merlot. These varieties find an ideal balance here between structure, elegance, and aging capability.

The annual production averages 1,400 quintals of grapes, which allows for about **120,000 bottles per year**, divided between DOC and IGT.

The company also has a **long-term lease of 8 hectares of olive grove** with about **1,500 plants**, from which a very high-quality oil is produced.

The winery is functional, well-organized, and fully operational. The production cycle is managed internally, from vinification in stainless steel to aging in wood, allowing for direct quality control at each stage. The produced labels are positioned in a mid-to-high market segment and are already recognized, with distribution established both in the national and international markets.

One of the most interesting elements is its strategic location: Cortona is one of Tuscany's most appreciated destinations, with a constant flow of medium-high level international tourism. This aspect offers an important development opportunity related to wine tourism, with the possibility to implement or enhance tastings, guided tours, private events, and experiential wine activities.

The company thus presents a concrete opportunity for those wishing to invest in a winery in Tuscany, already established and with growth potential. It is suitable for both direct entrepreneurial management and for a consolidation and development operation of the brand, even on an international scale. The contained but structured size of the company allows for an authentic, quality-producing, and expanding operation, while maintaining a strong and recognizable identity.

If there is serious and genuine interest, the owners are willing to consider selling a larger percentage of the shares.



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The image features two logos side-by-side. On the left is the Romolini logo, which consists of a red shield with a white crown on top, flanked by two white cherubs. The letters 'RR' are prominently displayed in the center of the shield. Below the shield is a small banner with text. On the right is the Christie's logo, which includes the name 'CHRISTIE'S' in a large, serif font, with 'INTERNATIONAL REAL ESTATE' in a smaller font underneath.

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