

SMALL WINE ESTATE FOR SALE IN THE HINTERLAND OF SENIGALLIA, MARCHE

Senigallia – Ancona – Marche



Interiors
647 m²

Bedrooms
5

Bathrooms
5

Total land
6.6 ha

Vineyards
5.0 ha

Bottles of wine
20,000 max

On the hills of Marche, inland from Senigallia and less than twenty minutes from the Adriatic Sea, small wine estate for sale. The company is already established and uses only organic methods with energy produced from renewable sources. The estate covers approximately 6.6 hectares on a hilly position, divided into two separate blocks located a few kilometers apart. Nearly all the land is dedicated to vineyards (5.0 ha).

SUMMARY OF THE PROPERTY

REFERENCE #: 2980 – WINERY SENIGALLIA

TYPE: small wine estate

CONDITIONS: good

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 647 square meters (6,962 square feet)

TOTAL ROOMS: 21

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: rustic house

MAIN FEATURES: reinforced concrete structure, rustic house to be restored, wooden beams, panoramic terrace, solar panels, DOC vineyards

EXTERIOR: 6.6 hectares (16.3 acres)

VINEYARDS: 5.0 hectares (12.3 acres)

WINE PRODUCTION: 20.000 bottles / year

GARDEN: yes, around the buildings

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 83.52 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Senigallia (10km; 15'), Corinaldo (12km; 15'), Marotta (12km; 15'), San Costanzo (17km; 20'), Chiaravalle (27km; 30'), Fano (29km; 30'), Jesi (30km; 40'), Ancona (44km; 45'), Pesaro (49km; 50'), Fossombrone (49km; 45'), Urbino (69km; 1h)

CLOSEST AIRPORTS

Ancona R. Sanzio (30km; 30'), Rimini F. Fellini (68km; 55'), Perugia San Francesco (108km; 1h 40'), Forlì L. Ridolfi (124km; 1h 25'), Bologna G. Marconi (188km; 2h)

WINERY SENIGALLIA

On the hills of **Marche**, inland from **Senigallia** and less than twenty minutes from the **Adriatic Sea**, small **wine estate** for sale. The company is already established and uses only organic methods with energy produced from renewable sources. The estate covers approximately **6.6 hectares** on a hilly position, divided into two separate blocks located a few kilometers apart. Nearly all the land is dedicated to vineyards:

- **Vineyards surface:** 5.0 hectares
- **Varieties:** Verdicchio (2 ha), Lacrima (2 ha), Fiano (0.5 ha), Montepulciano (0.5 ha)
- **Training:** spur cordon, Guyot (2,200 – 3,600 vines / ha)
- **Altitude:** 120 – 330 m above sea level
- **Soil composition:** clayey, slightly sandy
- **Yearly production:** 150 hl (20,000 bottles)
- **Wine prices:** € 8.00 – € 23.00

DESCRIPTION OF THE BUILDINGS

The **wine cellar** (430 m² – 4,627 ft², 2 bathrooms) is a large modern building with a reinforced concrete structure, partially underground, housing all rooms necessary for grape processing and winemaking, as well as warehouses and vehicle garages. Upstairs is the company shop with a service bathroom.

A short distance from the winery is the **owners' residence** (125 m² – 1,345 ft², 3 bedrooms and 3 bathrooms), arranged on two levels. On the ground floor are a large living room with an open kitchen, three bedrooms, and two bathrooms. Upstairs is an office space with terrace, a small bathroom, and a large attic.

Among the vineyards, there is also a **small farmhouse** (92 m² – 990 ft², 2 bedrooms) on two floors, still divided in the traditional manner with agricultural rooms on the ground floor and living quarters on the first floor. The building requires some renovation and modernization interventions.

WINES PRODUCED

- **Verdicchio dei Castelli di Jesi DOC:** 100% Verdicchio
- **Lacrima di Morro d'Alba DOC:** 100% Lacrima
- **Rosso Piceno DOC:** 70% Montepulciano, 30% Sangiovese
- **Marche IGT:** 85% Fiano, 15% Verdicchio
- **Spumante Brut Rosé:** 70% Lacrima, 30% Fiano















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