

ORGANIC WINE ESTATE WITH 5 HA OF VINEYARDS FOR SALE IN CAPRAIA, TUSCAN ARCHIPELAGO

Capraia – Livorno – Tuscany



Interiors
634 m²

Total land
28.3 ha

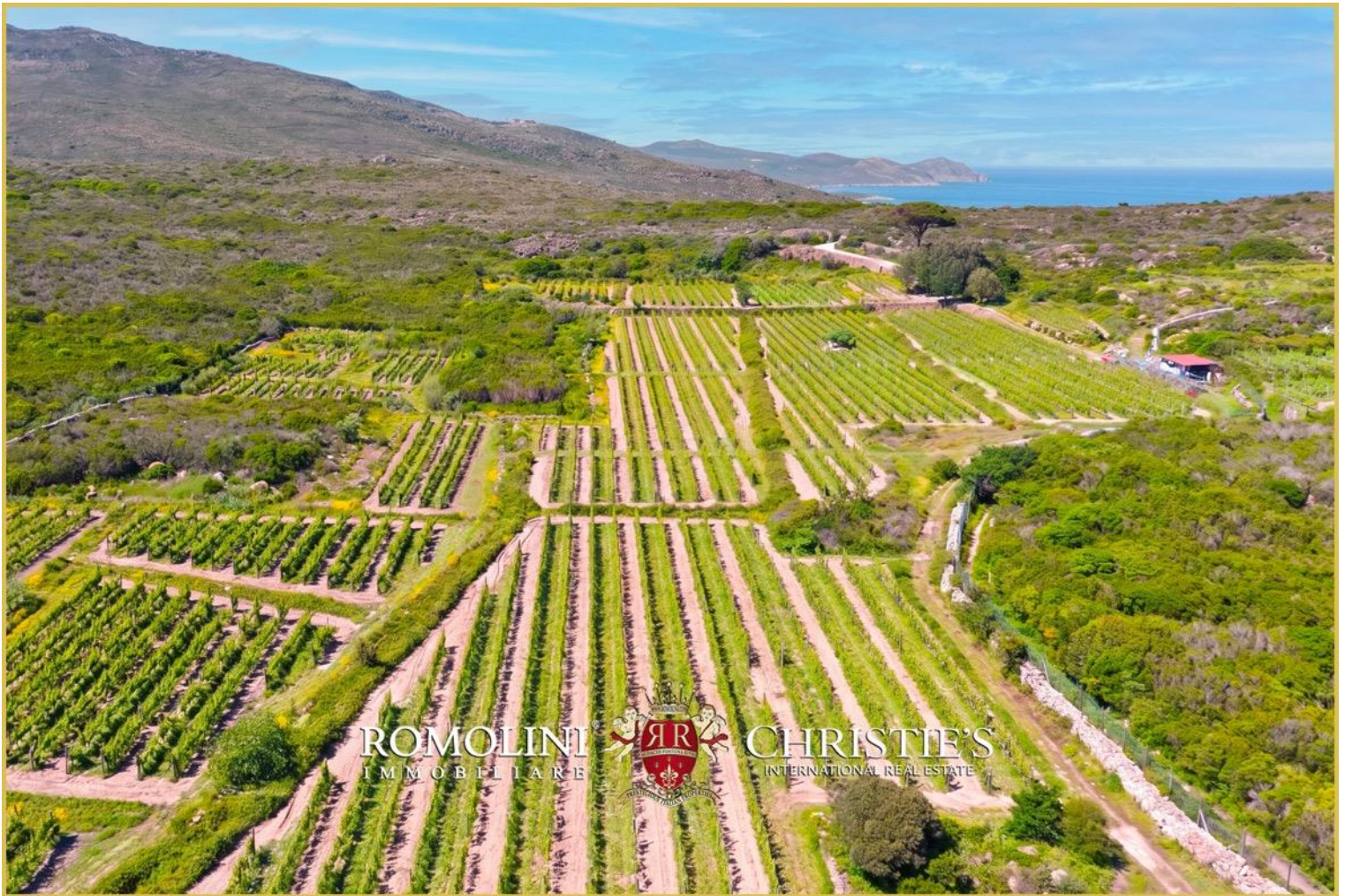
Vineyards
5.0 ha

Bottles of wine
20,000 max

In a scenic location on the **island of Capraia**, with views of the sea and the **Tuscan Archipelago**, **organic wine estate** for sale. The property was established in the early 2000s when the then-owner undertook a skillful restoration of the land, which had long been maintained by the “in-mates” of the island’s prison. The terraces were restored, and over the years, approximately **5.0 hectares of vineyards** were planted. The grape varieties are typical of this region of **Tuscany** (Aleatico, Vermentino, Sangiovese, Colorino, and Ciliegiolo) and yield approximately **20,000 bottles of wine per year**.

The **wine cellar** was established in what was once the prison workshop (previously already used as a winery) and could be expanded through the renovation of other parts of the prison.

It is important to note that the winery owns both its own land (approximately 5.5 ha) and leased plots (22.8 ha). The winery itself is housed in a building owned by the municipality, which has granted the company a 40-year lease (expiring in 2053).





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



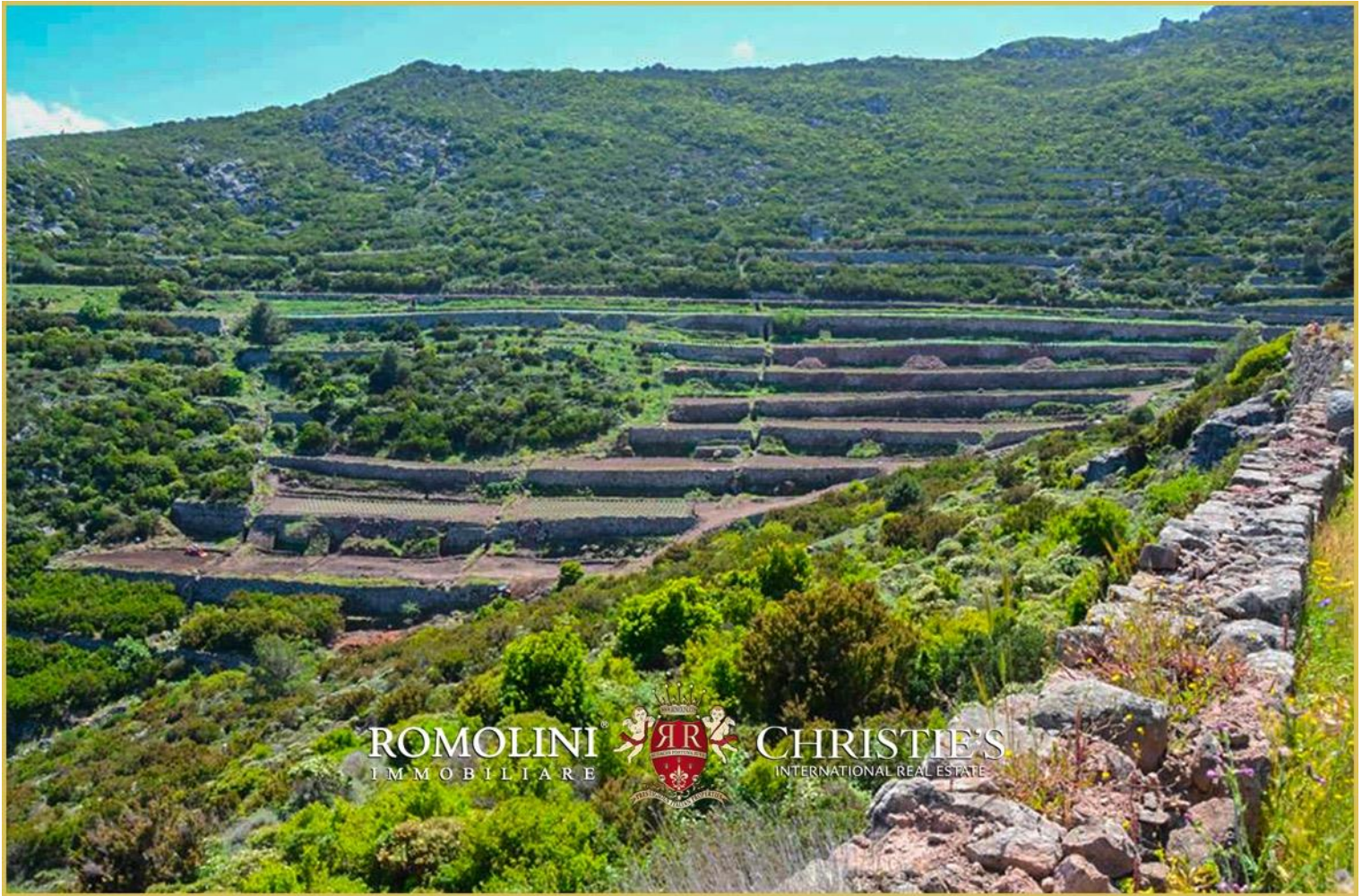
ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

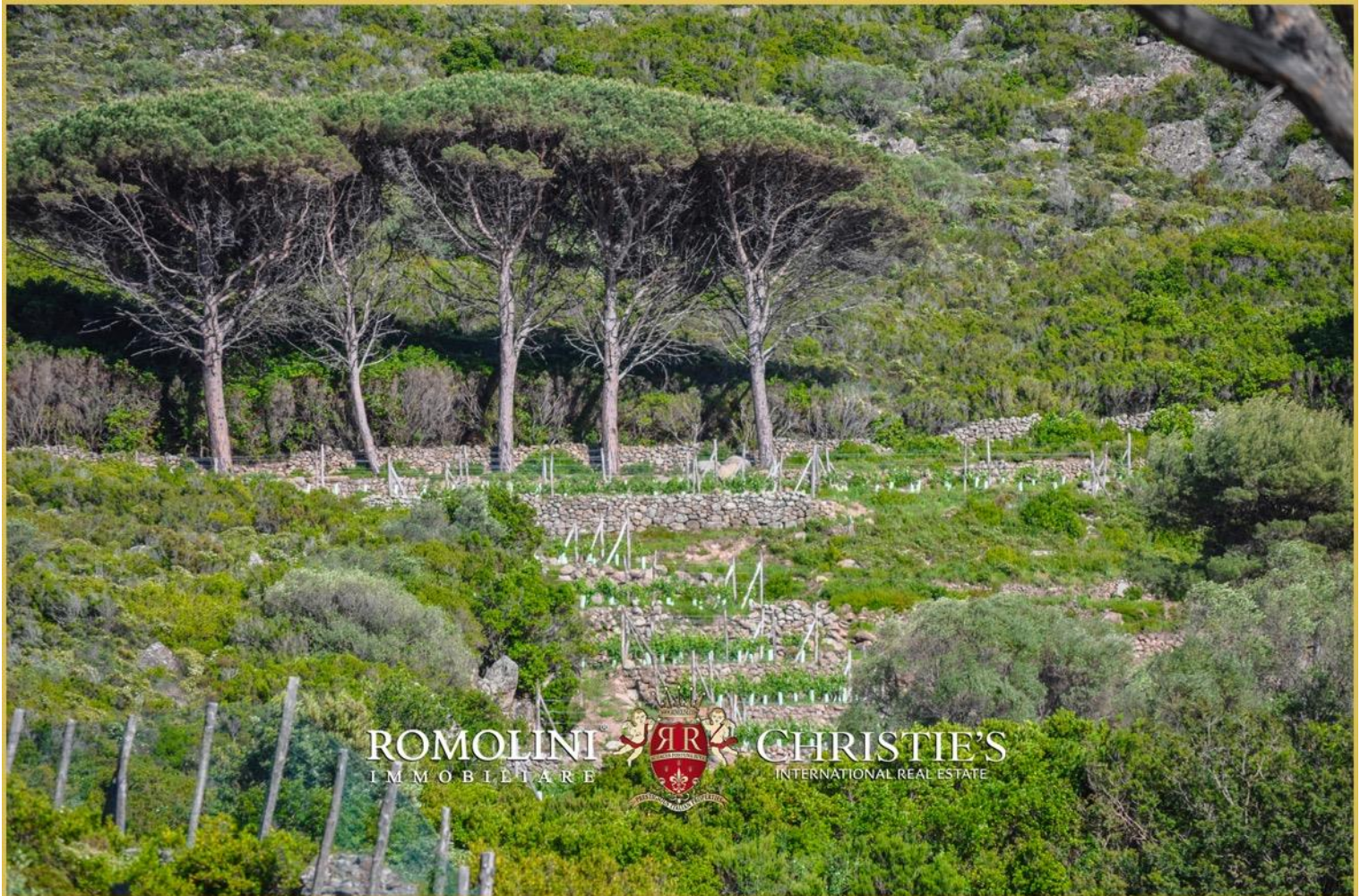




ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



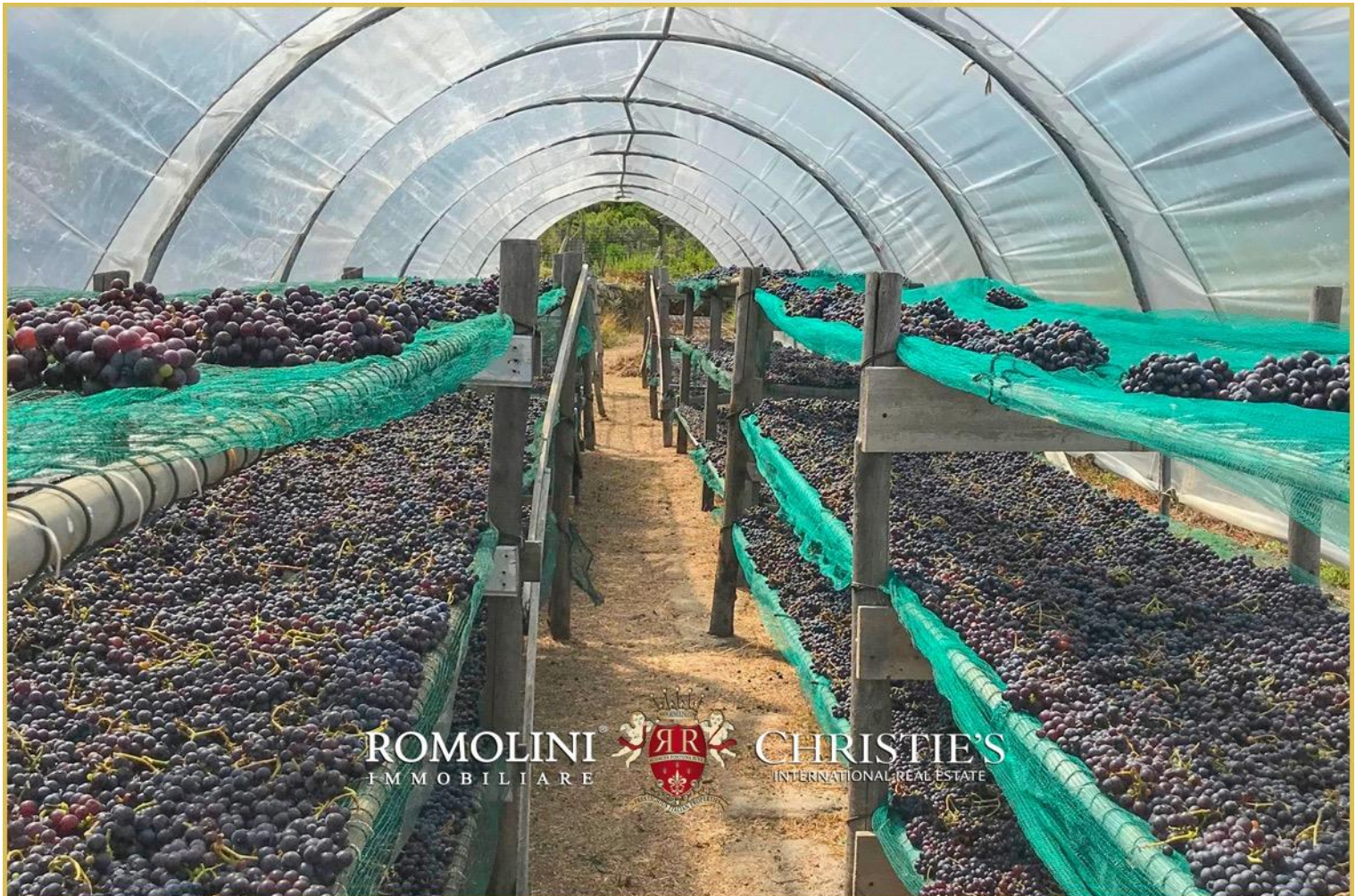
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

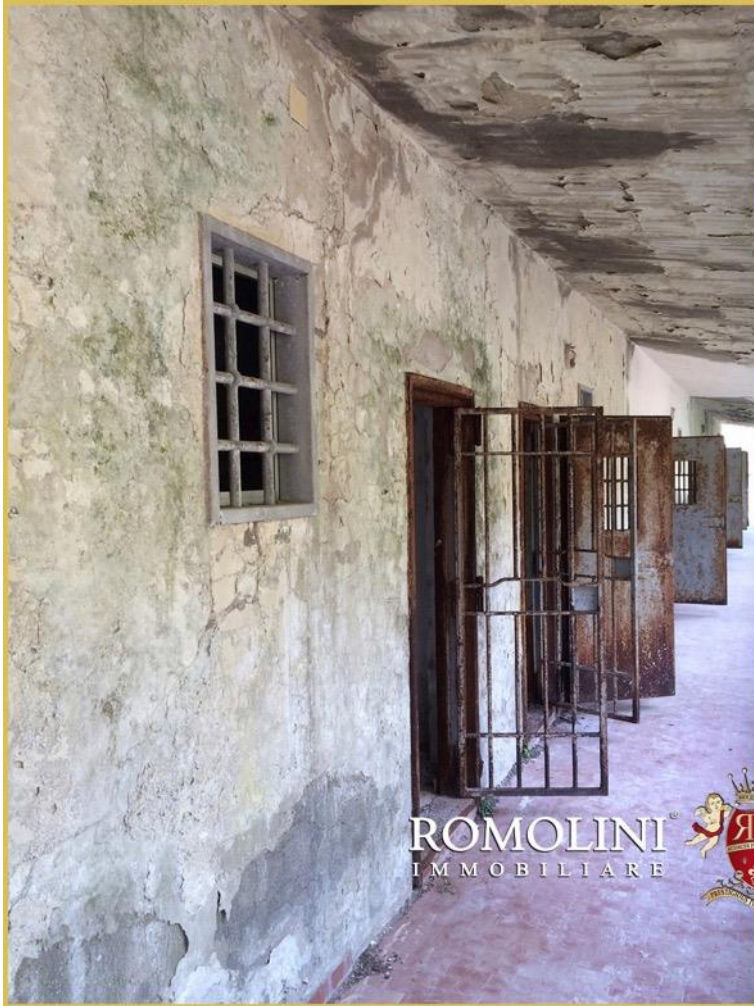


ROMOLINI
IMMOBILIARE

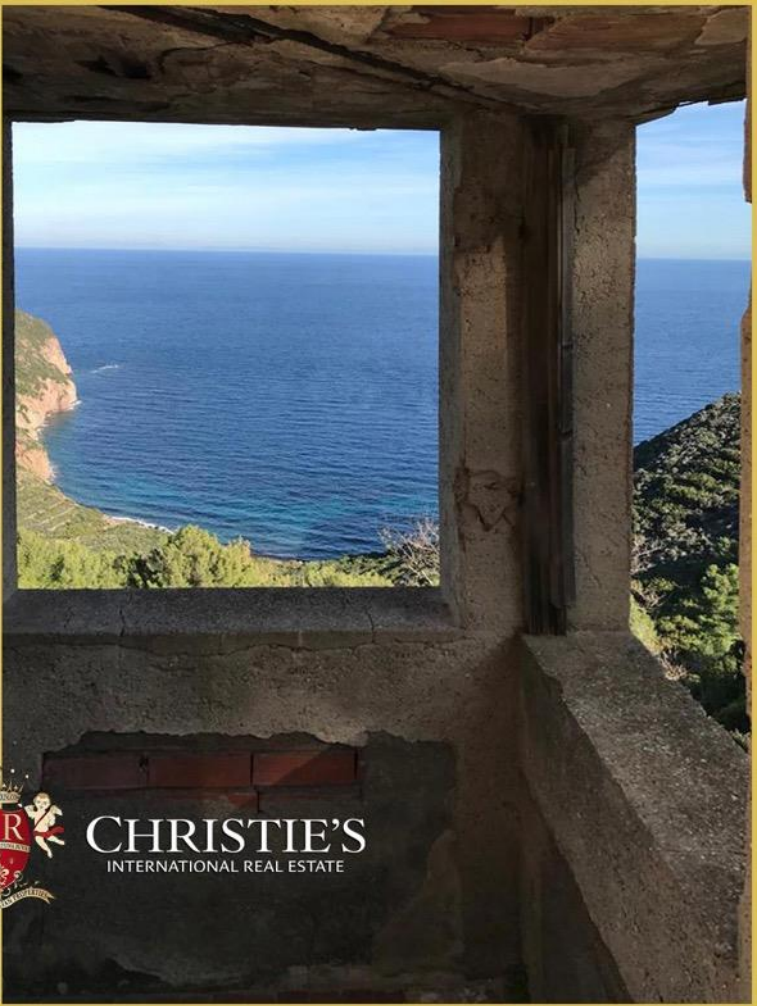


CHRISTIE'S
INTERNATIONAL REAL ESTATE

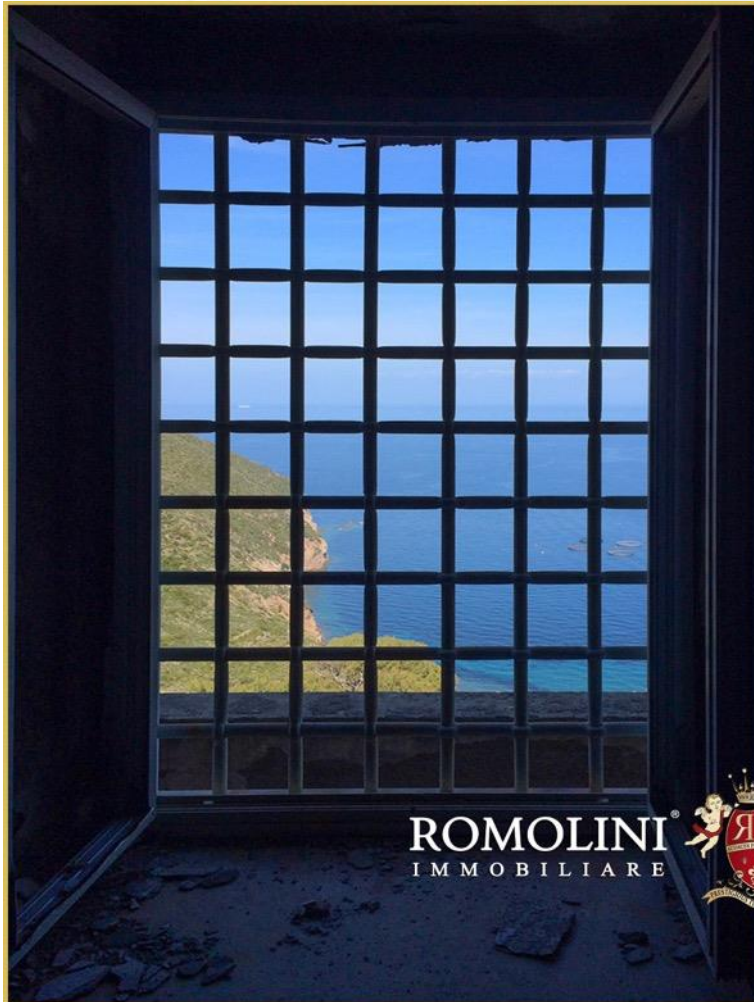




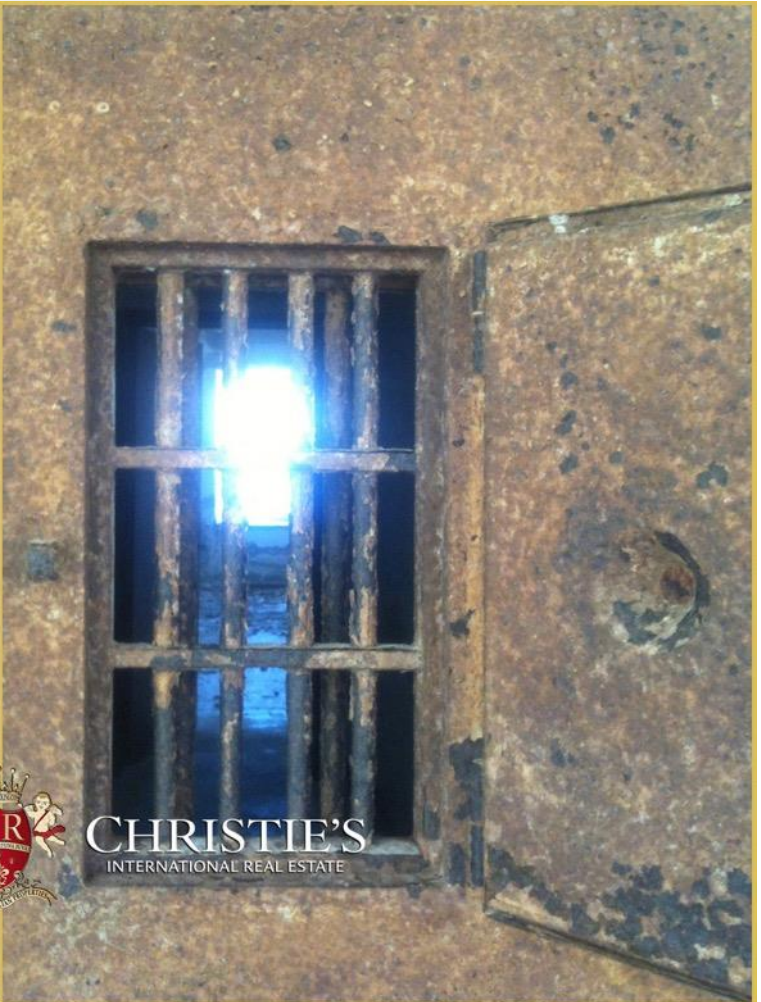
ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com