



WINE ESTATE WITH 11.9 HA OF VINEYARDS FOR SALE IN MORRO D'ALBA, MARCHE

Jesi – Ancona – Marche



Interiors
390 m²

Bedrooms
Up to 6

Bathrooms
Up to 4

Total land
13.4 ha

Vineyards
11.9 ha

Bottles of wine
120,000 max

Olive grove
218 trees

In the heart of the gentle hills of Marche, immersed in a landscape of rare authenticity and extraordinary beauty just a few kilometers from Morro d'Alba, is this wine estate with 11.9 ha of vineyards and a farmhouse to be restored. The land is harmoniously developed along a panoramic ridge, in a protected natural setting that guarantees privacy and high environmental quality.



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SUMMARY OF THE PROPERTY

REFERENCE #: 3035 – MORRO D'ALBA WINERY

TYPE: wine estate

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: tree-lined driveway (600 m)

INTERIORS: 390 square meters (4,197 square feet)

TOTAL ROOMS: 19

BEDROOMS: up to 6

BATHROOMS: up to 4

ANNEXES: tool shed, firewood shelter

MAIN FEATURES: typical brick building, wooden beams, terracotta flooring, DOC vineyards, olive grove, tree-lined driveway, very panoramic position

EXTERIOR: 13.4 hectares (33.1 acres)

VINEYARDS: 11.9 hectares (29.4 acres)

WINE PRODUCTION: up to 120,000 bottles / year

OLIVE GROVE: 218 trees

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (4km, 5'), Jesi (14km; 20'), Falconara Marittima (17km; 20'), Senigallia (18km; 25'), Ancona (27km; 40'), Fano (43km; 40'), Numana (48km; 45'), Sirolo (48km; 45'), Pesaro (64km; 55'), Cattolica (71km; 55'), Riccione (79km; 1h), Rimini (88km; 1h 5'), Urbino (83km; 1h 10'), San Marino (103km; 1h 20')

CLOSEST AIRPORTS

Ancona R. Sanzio (14km; 20'), Rimini F. Fellini (82km; 1h), Perugia San Francesco (108km; 1h 20'), Forlì L. Ridolfi (138km; 1h 30'), Bologna G. Marconi (203km; 2h 10'), Firenze A. Vespucci (298km; 3h 5'), Roma Ciampino (289km; 3h 20'), Roma Fiumicino (303km; 3h 25')

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MORRO D'ALBA WINERY

In the heart of the gentle hills of **Marche**, immersed in a landscape of rare authenticity and extraordinary beauty just a few kilometers from **Morro d'Alba**, is this **wine estate**. The land is harmoniously developed along a panoramic ridge, in a protected natural setting that guarantees privacy and high environmental quality. A scenic tree-lined driveway, about 600 meters long, leads to the entrance of the property, giving a scenic and distinctive character to the arrival.

The property covers a total of **13.4 hectares (33.1 acres)** on a hillside position and well exposed to the sun. Almost all of the company is dedicated to DOC vineyard:

- **Vineyards surface:** 11.9577 hectares
- **Appellations:** Lacrima di Morro d'Alba DOC (8.9285 ha) + Verdicchio dei Castelli di Jesi DOC Classico (3.0232 ha)
- **Altitude and exposure:** 200 m above sea level (north-west)
- **Training:** spalliera (3,571 vines / ha)
- **Years of planting:** 1988 – 2004
- **Wine production:** up to 120,000 bottles / year

Complementing the agricultural component, the estate includes an olive grove (0.7 ha for a total of 218 plants) of Frantoio, Leccino, and Raggia varieties that allows the production of excellent extra virgin olive oil (currently for the personal consumption of the owners).

THE BUILDINGS

Dominating the top of the hill is the **farmhouse** (330 m² – 3,551 ft²), an authentic example of Marche rural architecture built in solid bricks and surrounded by a natural amphitheater of vines and olive trees. The interiors preserve the original charm thanks to the exposed wooden beams, spacious environments, and traditional elements that tell the authentic story of the place. The building requires a complete renovation, except for a small area already renovated and used for dinners and a room used for tractor storage. On the ground floor, there are large rooms that could serve as a wine cellar, while upstairs it could be possible to create up to 6 bedrooms in addition to living areas.

Next to the farmhouse are a **tool shed** (50 m² – 538 ft², former animal stall) and a woodshed (10 m² – 108 m²). These volumes could be used for the creation of an guesthouse.











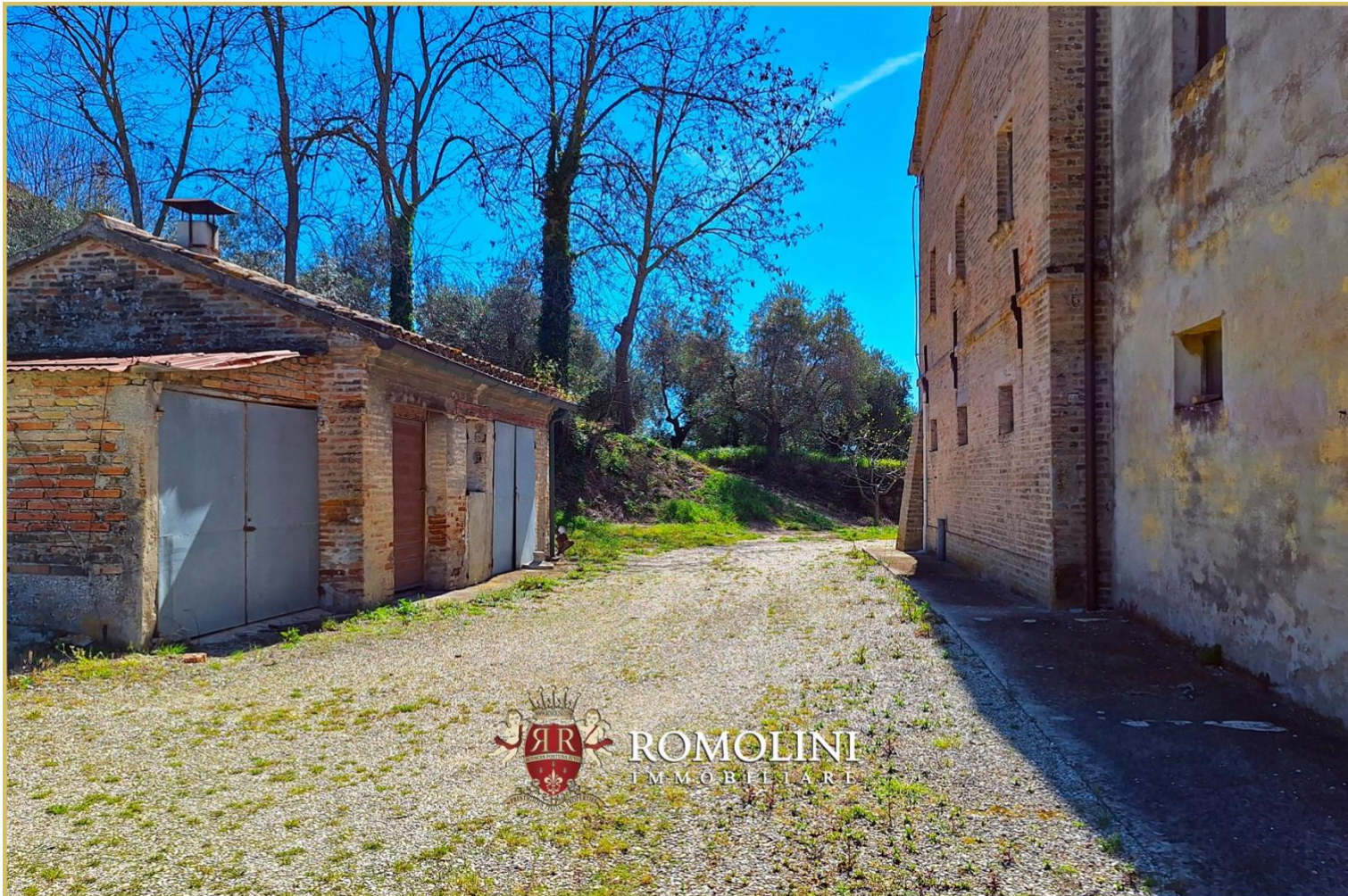




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