

WINE ESTATE WITH MEDIEVAL CASTLE FOR SALE IN LUNIGIANA, TUSCANY

Massa – Massa-Carrara – Tuscany



Interiors
1,382 m²

Bedrooms
10 (up to 11)

Bathrooms
12 (up to 13)

Swimming pool
10 × 4 m

Total land
4.0 ha

Vineyards
2.2 ha

Bottles of wine
22,000 max

Olive grove
30 trees

In the most authentic and silent heart of Lunigiana, between Tuscany and Emilia-Romagna, lies this 4.0-ha winery with a medieval castle belonging to the Malaspina family, immersed in a landscape of extraordinary natural integrity. Here, where stone dialogues with the woods and the vineyards climb the hills with soft and irregular geometries, medieval history meets a contemporary vision of agriculture and hospitality.

SUMMARY OF THE PROPERTY

REFERENCE #: 3041 – LUNIGIANA WINERY

TYPE: castle with cellar and vineyards

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,382 square meters (14,870 square feet)

TOTAL ROOMS: 34

BEDROOMS: 10 (up to 11)

BATHROOMS: 12 (up to 13)

ANNEXES: wine cellar, cottage

MAIN FEATURES: stone and brick walls, terracotta and parquet flooring, original stone fireplaces, vaulted ceilings, wooden beams, courtyard, swimming pool, garden, modern wine cellar, historical dungeon, IGT vineyard, olive trees

EXTERIOR: 4.0 hectares (9.9 acres)

VINEYARDS: 2.2 hectares (5.4 acres)

WINE PRODUCTION: up to 22,000 bottles / year

OLIVE GROVE: 30 trees

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Aulla (9km; 15'), Villafranca in Lunigiana (14km; 20'), Santo Stefano di Magra (19km; 30'), Sarzana (30km; 35'), La Spezia (32km; 40'), Carrara (42km; 45'), Massa (48km; 45'), Manarola (49km; 1h), Forte dei Marmi (59km; 50'), Lucca (88km; 1h 10'), Pisa (88km; 1h 15'), Portofino (97km; 1h 30'), Genoa (125km; 1h 35')

CLOSEST AIRPORTS

Pisa G. Galilei (93km; 1h), Genova C. Colombo (122km; 1h 30'), Firenze A. Vespucci (153km; 1h 45'), Bologna G. Marconi (200km; 2h 15'), Milano Linate (212km; 2h 15'), Milano Malpensa (262km; 2h 50')

LUNIGIANA WINERY

In the most authentic and silent heart of **Lunigiana**, between **Tuscany** and **Emilia-Romagna**, lies this **winery** with a **medieval castle** belonging to the Malaspina family, immersed in a landscape of extraordinary natural integrity. Here, where stone dialogues with the woods and the vineyards climb the hills with soft and irregular geometries, medieval history meets a contemporary vision of agriculture and hospitality.

The estate covers approximately **4.0 hectares (9.9 ac)** in total, in a rare balance between cultivation, nature, and private spaces. In the **vineyard**, the productive heart of the property, native and international varieties coexist, telling a dual personality: on one side the memory of Lunigiana, on the other a cultivated openness towards major European grape varieties.

- **Vineyards surface:** 2.2 hectares
- **Varieties:** Pollera Nera, Durella Gentile, Vermentino Nero, Canaiolo, Pinot Nero, Pinot Grigio, Chardonnay, Merlot
- **Training:** spur cordon, Guyot (8,400 vines/hectare)
- **Altitude and exposure:** 200 m above sea level (south)
- **Planting years:** 2003, 2004, 2015, 2024

Completing the property, excluding gardens and maneuvering yards, are a small **private vegetable garden** (about 300 m²), an **olive grove with 30 trees** (varieties Frantoio, Leccino, and Pendolino), and an additional **8,000 m² of woodland**, which serve as a natural frame and filter between the estate and the surrounding landscape, ensuring privacy and environmental continuity.



DESCRIPTION OF THE BUILDINGS

A fundamental element of the production system is the **wine cellar** (304 m² – 3,271 ft²), built in 2006, a modern structure perfectly equipped for winemaking. Although set within a historical context, the cellar is designed for precise and controlled artisanal production, with spaces dedicated to transformation and aging that allow for meticulous work and micro-lots of high quality. A large yard of 2,800 m² allows for the maneuvering of vehicles.

The production philosophy is consistent with a respectful and minimally invasive agricultural vision: work in the vineyard and cellar prioritizes the natural expression of the grapes, with an approach focused on quality rather than volume. From this system, distinctive and recognizable wines are born, representing different interpretations of the territory and its varieties.

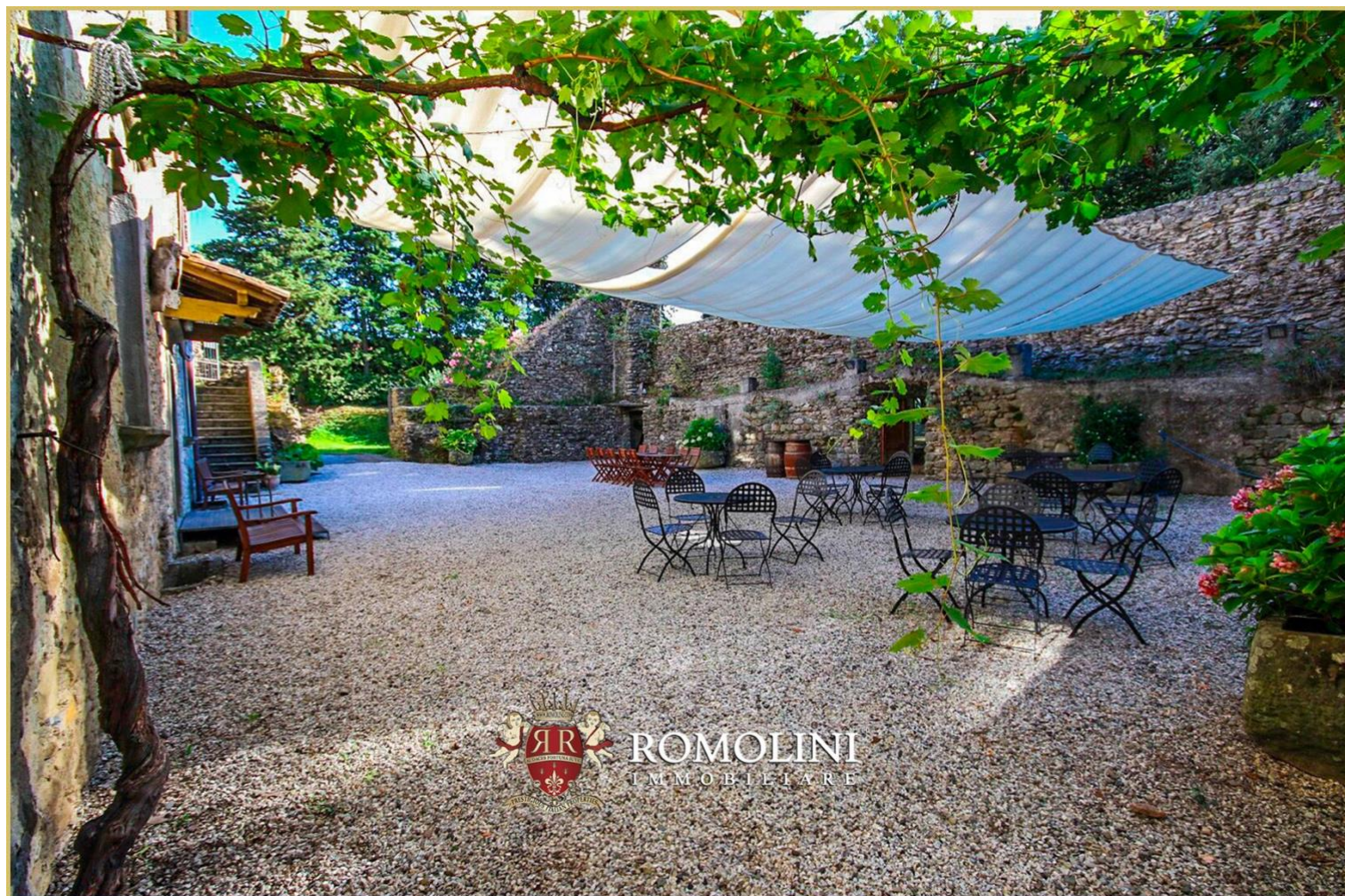
- **Tuscany Red IGT:** Merlot (€ 27.00)
- **Tuscany Red IGT:** Pinot Nero (€ 24.00)
- **Tuscany White IGT:** Durella Gentile, Chardonnay (€ 17.00)
- **Tuscany Rosé IGT:** Pinot Grigio (€ 17.00)
- **Tuscany White IGT:** Pollera Nera (€ 14.00)
- **Tuscany Red IGT:** Vermentino Nero (€ 14.00)
- **Tuscany Red IGT:** Canaiolo (€ 14.00)
- **Tuscany Rosé IGT:** Vermentino Nero, Canaiolo (€ 13.00)
- **Tuscany Rosé IGT:** Canaiolo (€ 13.00)

Alongside the agricultural dimension, the **castle** (1,056 m² – 11,362 ft²) hosts an intimate and widespread reception structure, where hospitality is developed within restored historic spaces, maintaining the original character of the building. On the ground floor are the reception rooms, consisting of a beautiful hall, two dining rooms, a service bathroom, large kitchen with pantry, and staff locker room with bathroom. The first floor houses the sleeping area, consisting of six bedrooms with private bathrooms and two independent suites (each composed of a living room, bedroom, and bathroom). In the tower, on the upper floors, a private apartment has been created, consisting of a living/dining room, kitchen, two bedrooms, and two bathrooms. The castle's basement consists of a large room once used as a cellar.

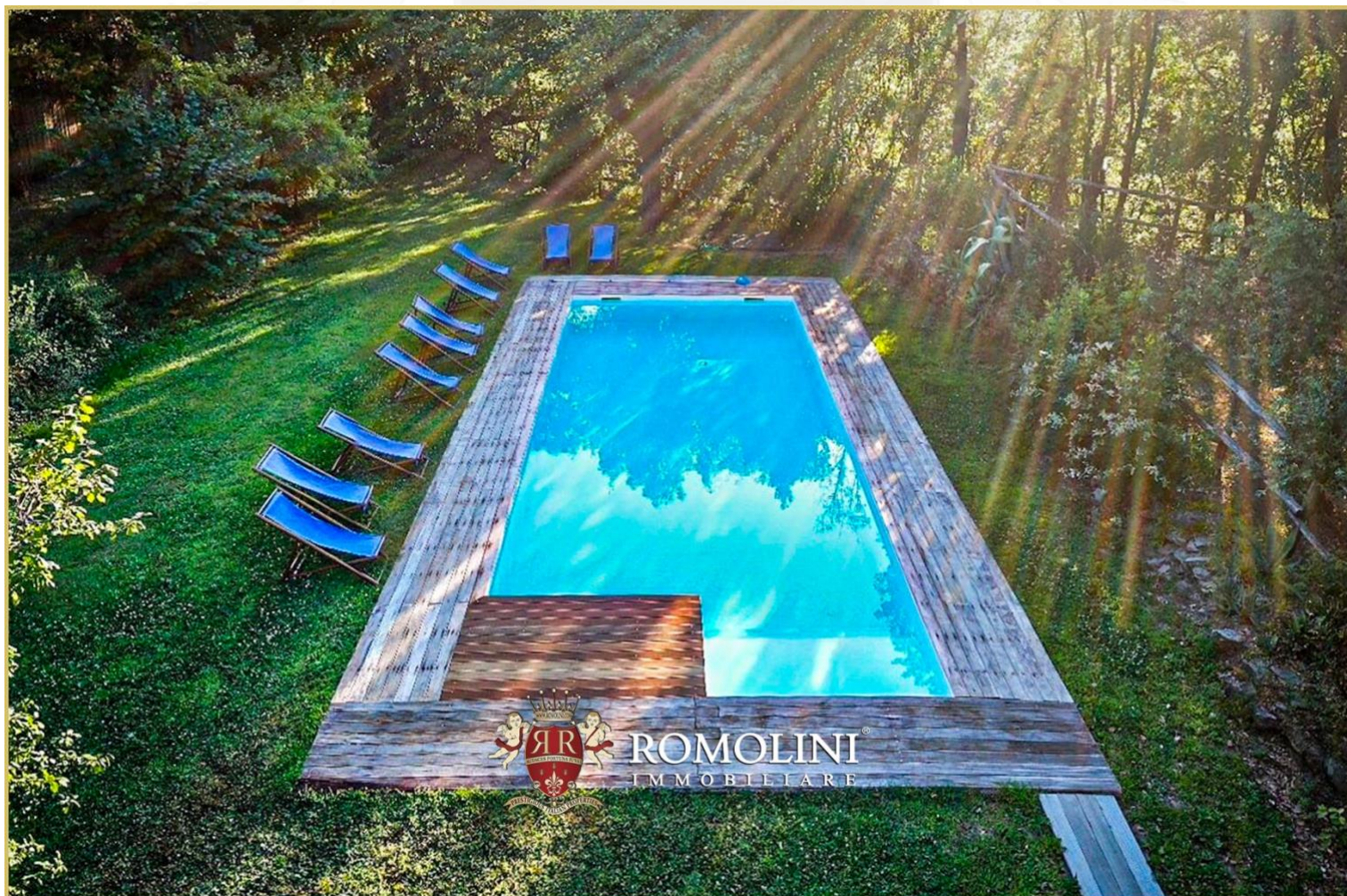
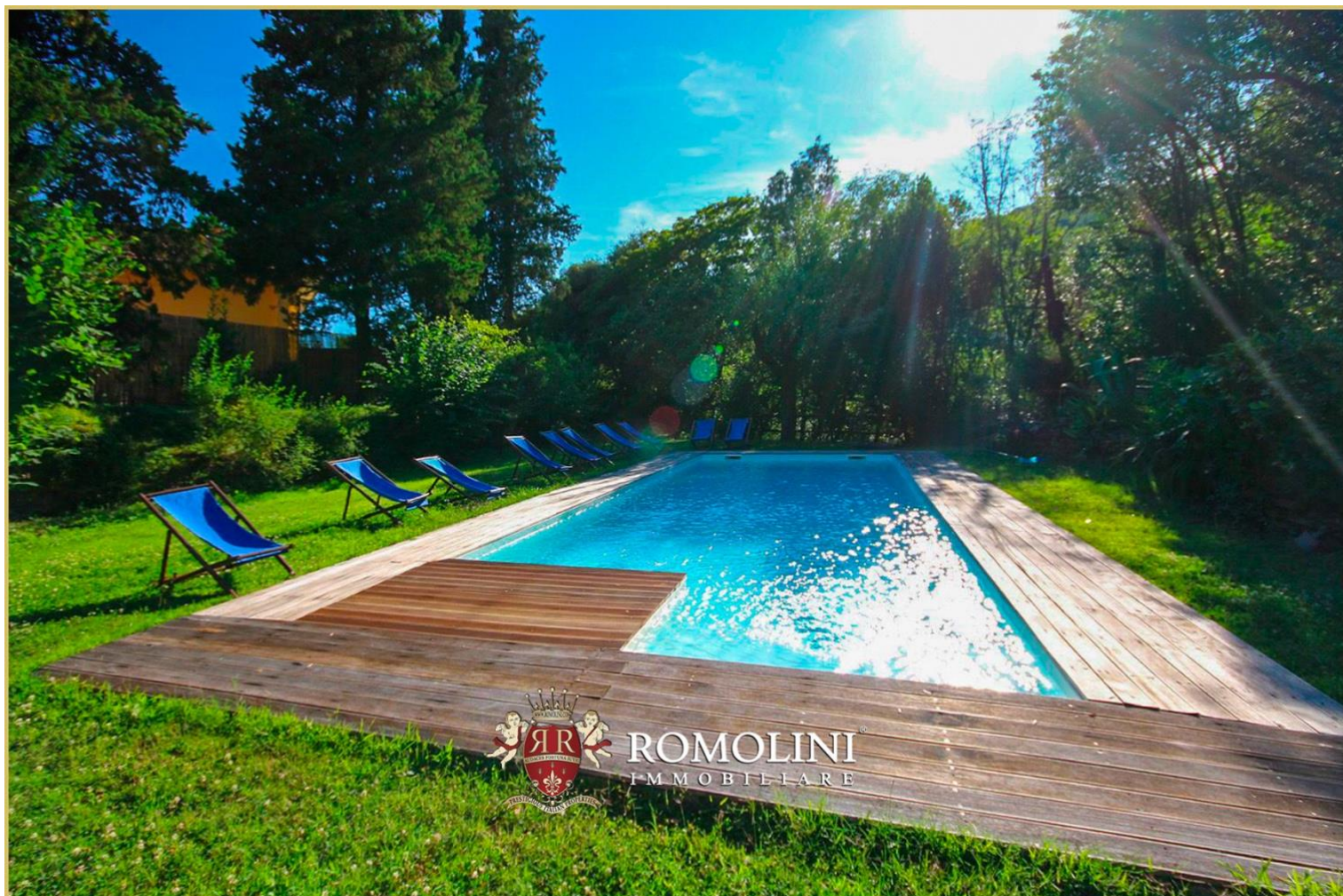
The castle is complemented by a **very secluded 3,000 m² garden**, which also houses a **10 × 4 m swimming pool** for exclusive guest use.

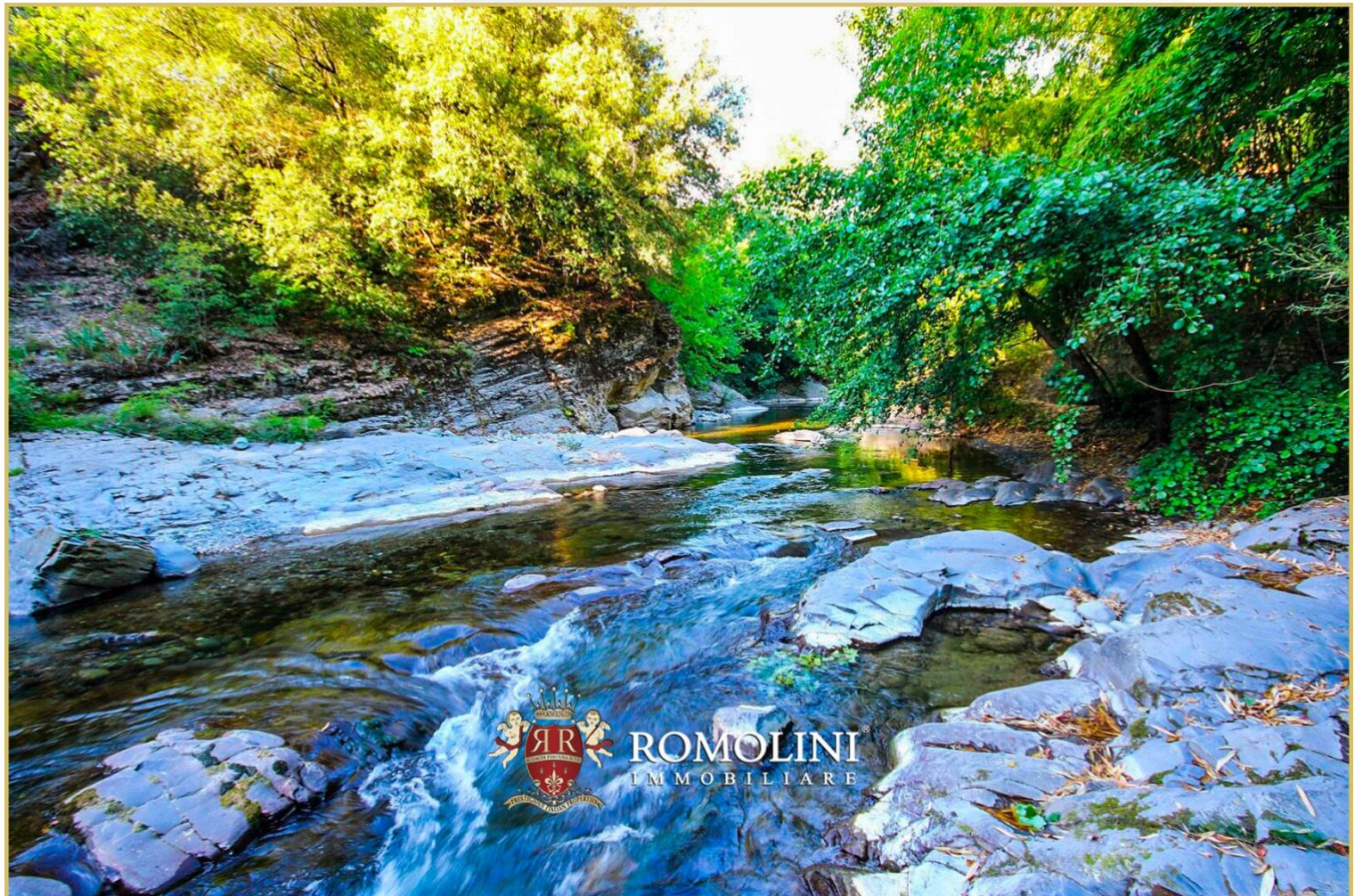
A **small cottage** (22 m² – 237 ft²) could become a charming guesthouse consisting of a living room with kitchenette, bedroom, and bathroom.









































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