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IMMOBILIARE

Ref. 3087 – TENUTA TEODINO

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SMALL WINE ESTATE WITH FARMHOUSE FOR SALE IN ROCCA SINIBALDA, LAZIO

Rocca Sinibalda – Rieti – Lazio



Interiors
690 m²

Bedrooms
3

Bathrooms
5

Total land
6.8 ha

Vineyards
6.1 ha

Immersa nel suggestivo paesaggio collinare dell'Alta Sabina, questa azienda agricola vitivinicola si trova nei pressi del caratteristico borgo medievale di Rocca Sinibalda, nella riserva dei monti Cervia e Navegna e a km 5 dal lago del Turano. La proprietà si estende nella sua interezza per 6,8 ettari interamente recintati, di cui circa 6,1 dedicati alla coltura della vigna, tra boschi di querce, lecci, carpini – ove vengono prodotti due tipologie di vini.



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SUMMARY OF THE PROPERTY

CODICE RIFERIMENTO: 3087 – TENUTA TEODINO

TIPOLOGIA: piccola azienda vitivinicola

CONDIZIONE: ristrutturata

POSIZIONE: collinare

ACCESSO: strada bianca (150 m)

SUPERFICI INTERNE: 690 metri quadrati

VANI: 16

CAMERE: 3

BAGNI: 5

ANNESSI: cantina, rimessa

CARATTERISTICHE: muri in pietra e mattoni, pavimenti in cotto, travi in legno, camini, cantina moderna, giardino, terreno recintato, vigneto, rudere da ristrutturare

ESTERNI: 6,8 ettari

VIGNETO: 6,1 ettari

GIARDINO: sì, attorno agli edifici

PISCINA: no, ma possibile

ELETTRICITÀ: già collegata

ACQUA: rete idrica comunale

TELEFONO: già collegato

ADSL: sì

GAS: gas naturale

RISCALDAMENTO: radiatori

CLOSEST CITIES AND TOWNS

Rocca Sinibalda (1 km; 5'), Posticciola (4 km; 10'), Rieti (20 km; 25'), Longone Sabino (7 km; 15'), Belmonte in Sabina (18 km; 25'), Torricella in Sabina (22 km; 30'), Castel di Tora (25 km; 35'), An-trodoco (45 km; 50'), Tivoli (55 km; 1h), Carsoli (50 km; 50'), L'Aquila (65 km; 1h), Avezzano (75 km; 1h 10'), Terni (80 km; 1h 10'), Subiaco (75 km; 1h 15'), Roma (85 km; 1h 25'), Amatrice (85 km; 1h 25'), Tagliacozzo (70 km; 1h 10'), Fara Sabina (45 km; 50'), Narni (95 km; 1h 25'), Spoleto (115 km; 1h 40'), Viterbo (125 km; 1h 45'), Perugia (155 km; 2h), Orvieto (145 km; 2h), Todi (145 km; 2h), Assisi (175 km; 2h 20')

CLOSEST AIRPORTS

Rome Ciampino (85 km; 1h 25'), Rome Fiumicino (105 km; 1h 35'), Perugia San Francesco (170 km; 2h 15'), Pescara P. Liberi (150 km; 2h), Ancona R. Sanzio (225 km; 2h 45'), Firenze A. Vespucci (275 km; 3h 15'), Pisa G. Galilei (330 km; 3h 45')

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Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – **Mail:** info@romolini.com



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TENUTA TEODINO

Set in the picturesque hilly landscape of **Alta Sabina**, this **small wine estate** is located near the characteristic medieval village of **Rocca Sinibalda**, in the Cervia and Navegna mountains reserve, 5 km from **Lake Turano**.

The property extends over **6.8 hectares entirely fenced**, of which about 6.1 are dedicated to vineyard cultivation, among oak, holm oak, and hornbeam woods – producing two types of wine, a white (Sauvignon Blanc) and a red (Montepulciano, Cesanese, and Sangiovese). To date, the wine production and sales activity is leased to a sector company. The wines have received numerous awards and are available in various Lazio wine shops.

The property is situated in a landscape of great value, characterized by gentle hills, forests, and open views of the surrounding nature. The strategic location, combined with the presence of productive vineyards, an equipped cellar, and a prestigious residence, gives the estate high potential for both agricultural and touristic hospitality.

DESCRIPTION OF THE BUILDINGS

The **stone farmhouse** (395 m² – 4,250 ft², 3 bedrooms and 4 bathrooms), finely renovated and furnished with great attention to detail, retains the authentic charm of traditional rural architecture, enriched with high-quality finishes and welcoming spaces that combine modern comfort with historical atmosphere. The internal areas, spacious and bright, make it ideal both as a prestigious private residence and as a charming hospitality facility.

- **Basement:** multifunctional room, bathroom, and boiler room;
- **Ground floor:** large living room with fireplace, dining room with fireplace, kitchen, study, and bathroom;
- **Second floor:** three bedrooms and two bathrooms with hydromassage tub and sauna.

The **wine cellar** (250 m² – 2,690 ft², 1 bathroom) is equipped with the latest machinery for grape processing (press, bottling machine, labeling machine all of the latest generation, steel silos of various sizes, some refrigerated), a large room for bottle aging, a reception hall, warehouse, bathroom, and storage room. On top of the cellar roof, a synthetic grass tennis court is under construction.

Additional features include an **agricultural outbuilding** (45 m² – 484 ft²), housing field machinery and the tractor, and a ruin to be rebuilt.



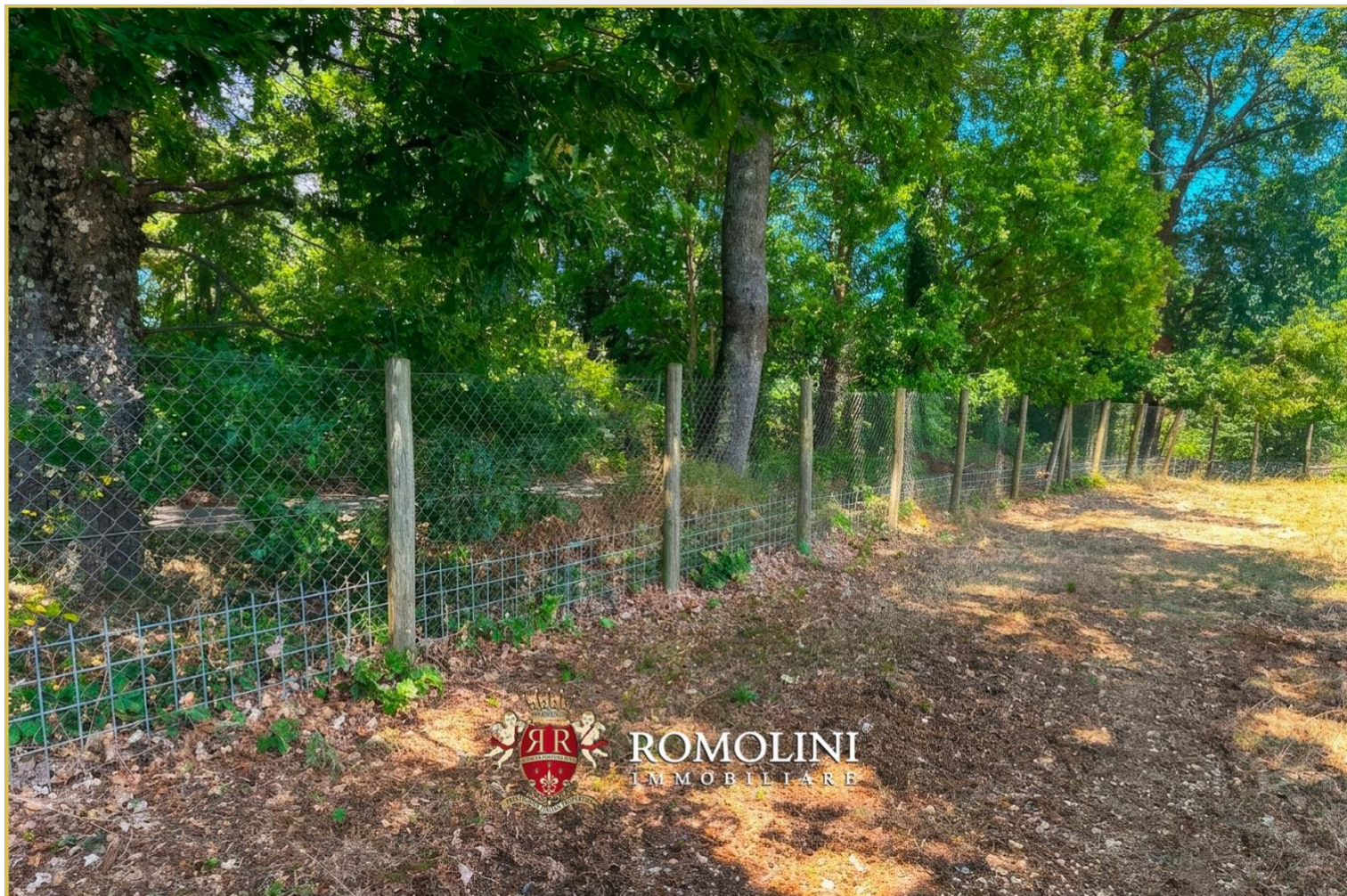








































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Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com