

AZIENDA VITVINICOLA BIOLOGICA CON 5 HA DI VIGNETO IN VENDITA A CAPRAIA, TOSCANA

Capraia – Livorno – Tuscany



Superficie
634 m²

Terreno totale
28,3 ha

Vigneto
5,0 ha

Bottiglie
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 Cilieggiolo) 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.

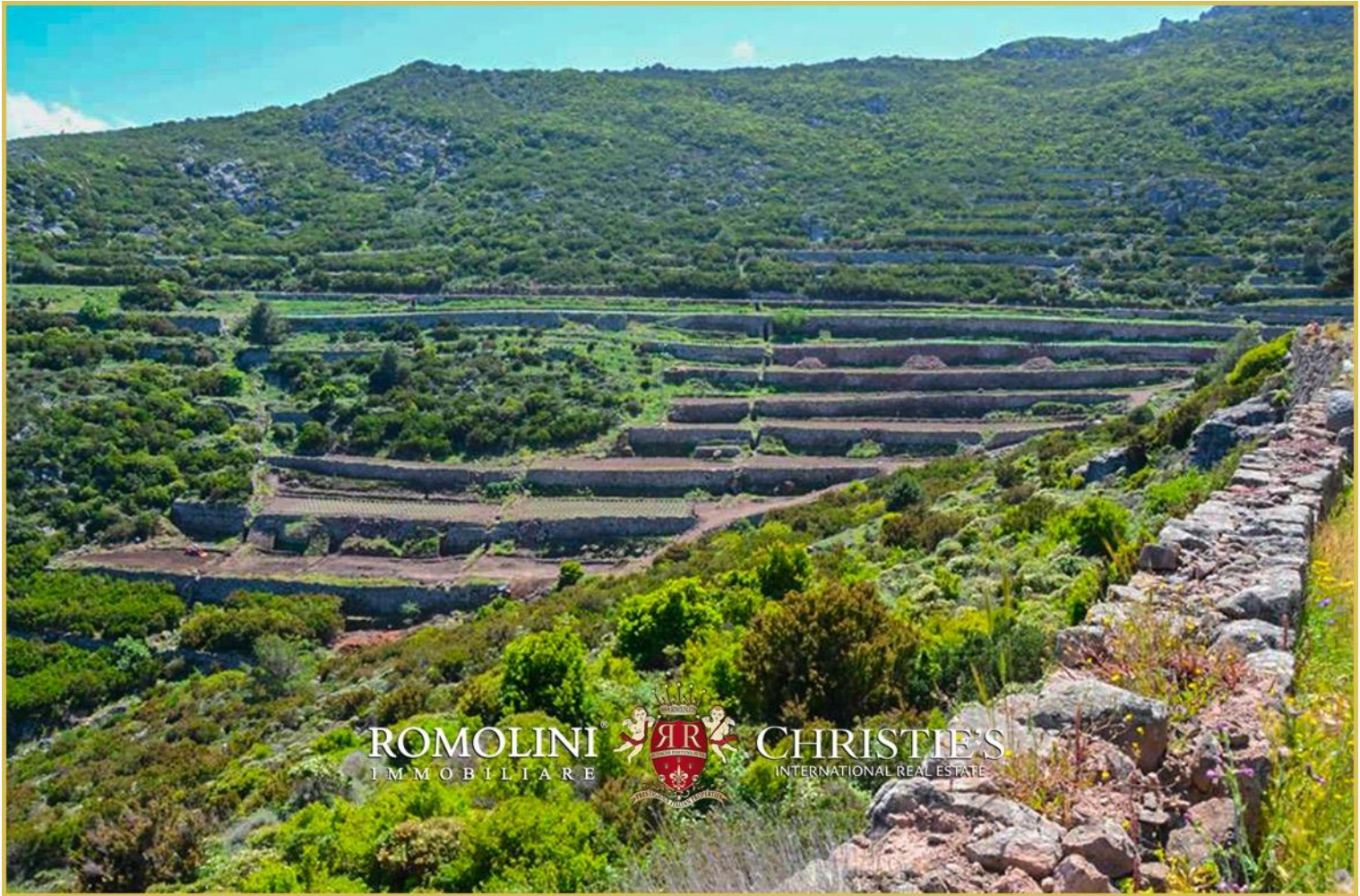
It is important to note that the winery owns both its own land (approximately 5.5 ha) and leased plots (22.8 ha). The winery itself is housed in a building owned by the municipality, which has granted the company a 40-year lease (expiring in 2053).













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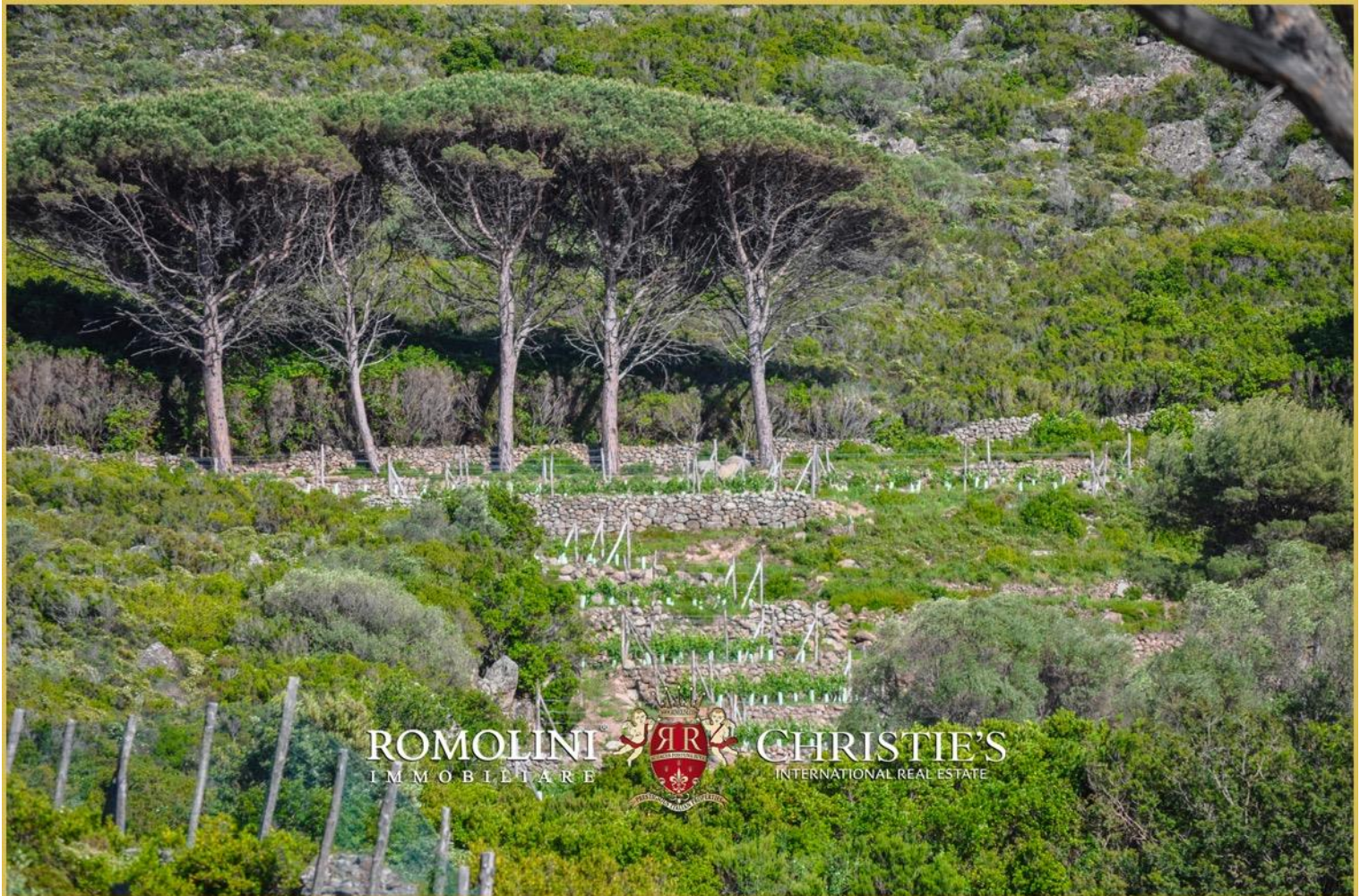




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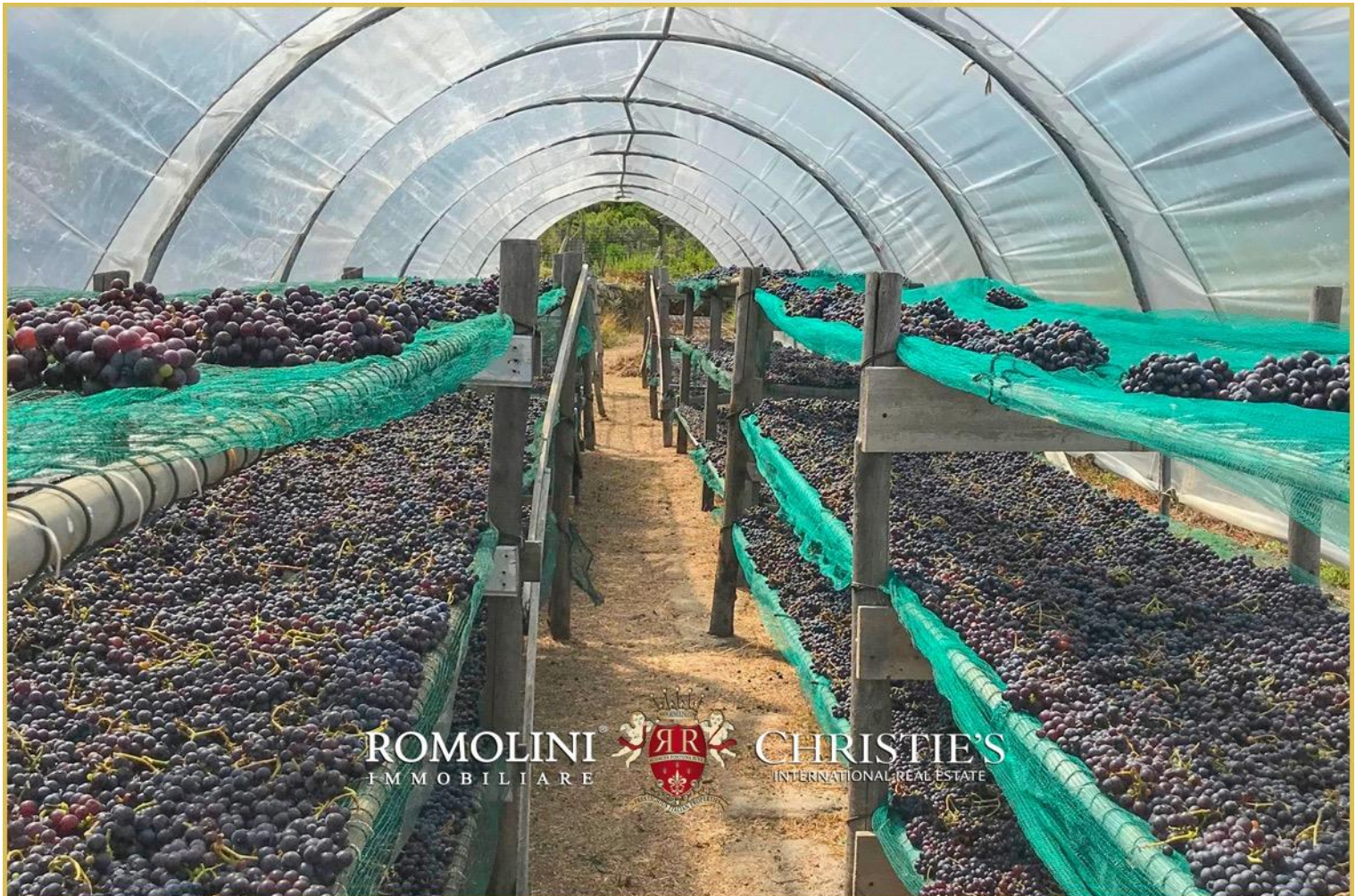
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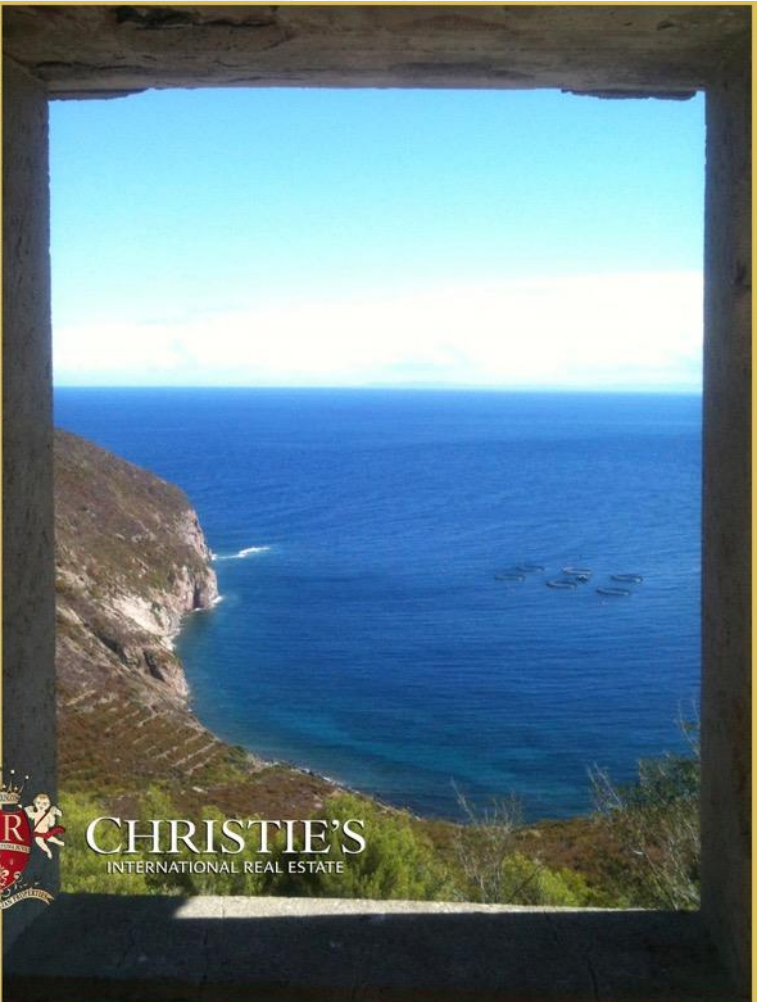
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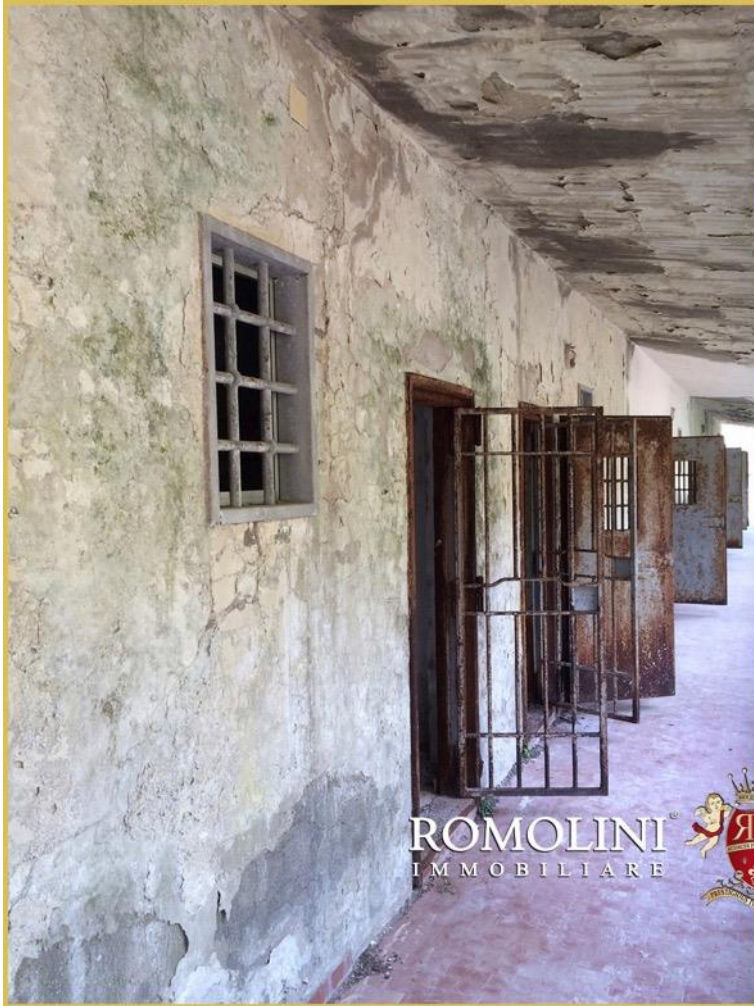
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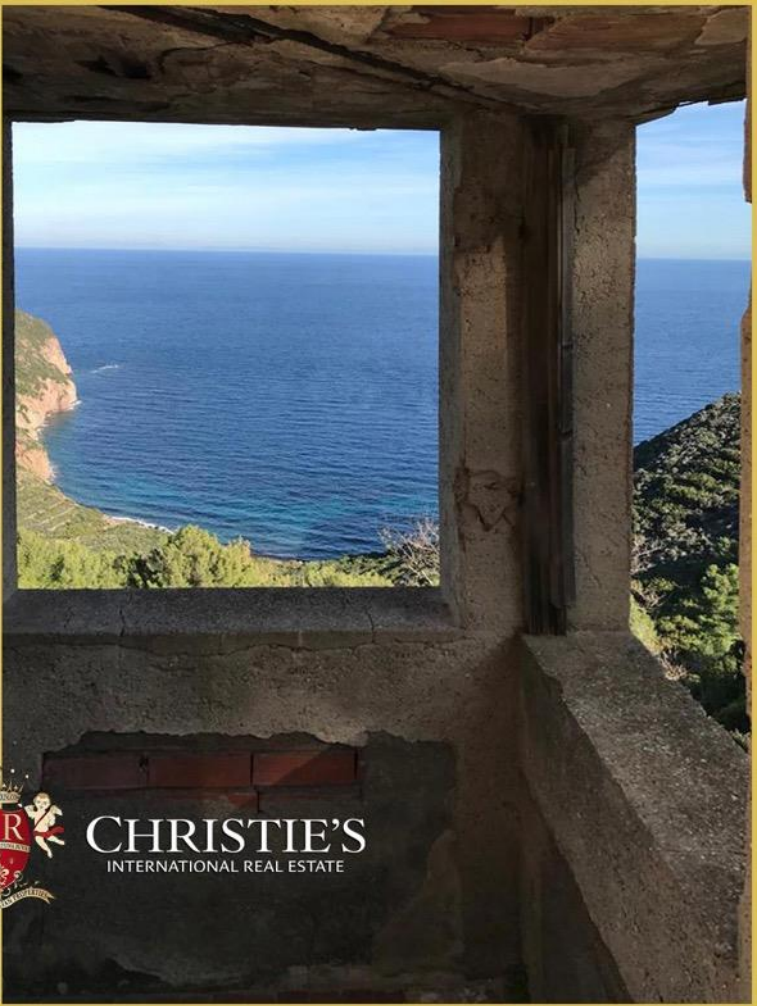
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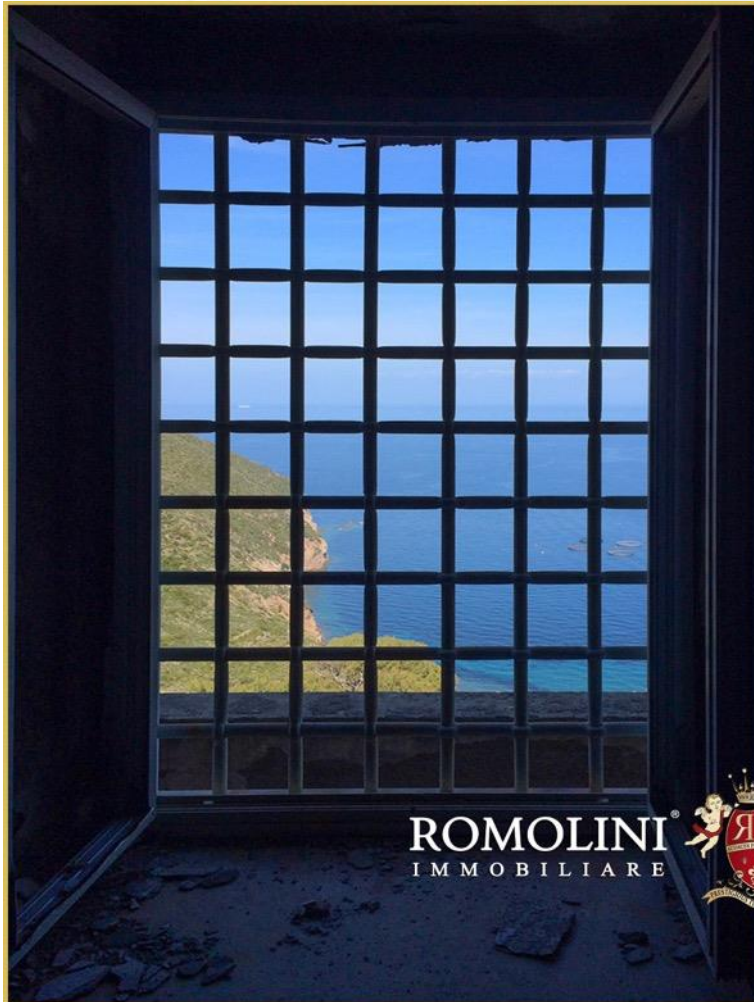
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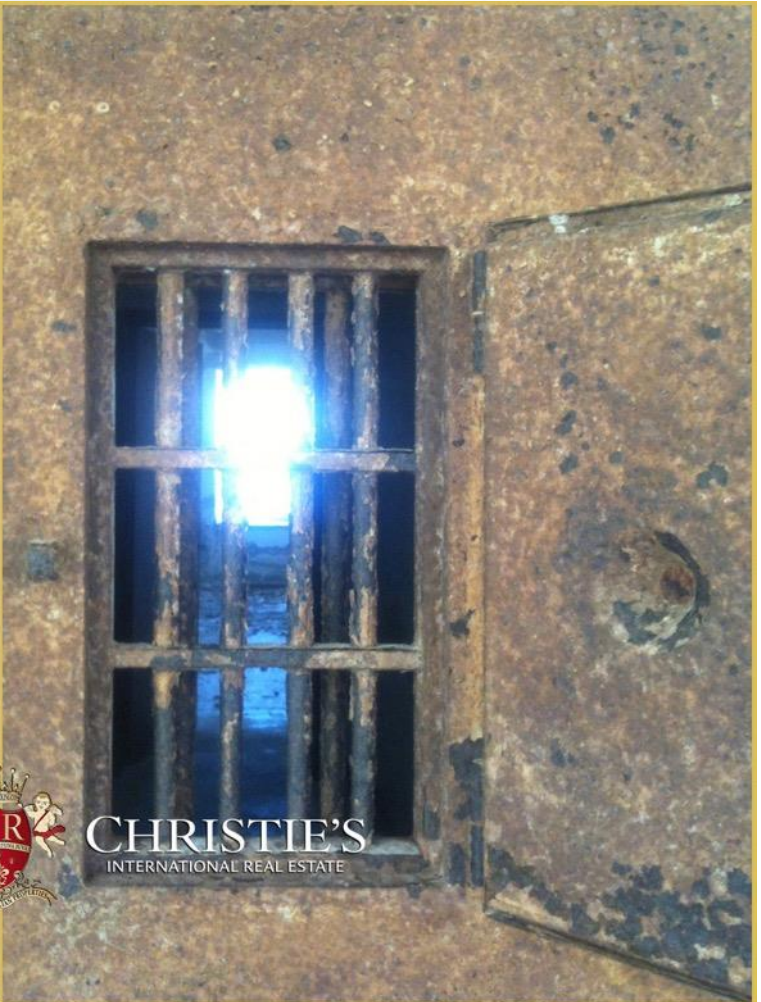
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**VENITE A TROVARCI
SU INSTAGRAM**

**VISITATE IL NOSTRO
CANALE YOUTUBE**

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