Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
Phone number 075 3759488

Estate for Sale in Montalcino
€ 15.000.000
Ref. CBI134-2923-231



1.000 sq.m | Rooms: 15

WINE ESTATE IN MONTALCINO
In the heart of Tuscany, just a few kilometers from the medieval village of Montalcino, we offer for sale an important winery with 2.5 hectares of Brunello di Montalcino DOCG vineyards, 0.5 hectares of Rosso di Montalcino DOC, and 21 hectares of total land, including woodland, olive groves, and arable land.
The property extends over approximately 24 hectares in a panoramic and privileged position, with spectacular views stretching from Mount Amiata to the Val d'Orcia. The land is divided into three farms, all easily accessible and perfectly exposed.
In addition to wine production, the company also produces high-quality extra virgin olive oil and organic honey.

BUILDINGS AND STRUCTURES
The heart of the company is located in one of the main estates, where the newly built cellar, part of the vineyards and the company buildings are located.
A charming tasting room has been created in the cellar to allow guests and tourists to fully immerse themselves in the reality of wine production.
The complex includes a main three-story farmhouse, which houses the management offices, the owners' apartments, and the areas dedicated to packaging and shipping.
Outside, a splendid panoramic swimming pool offers breathtaking views of the rolling hills of Montalcino.
A few meters from the farmhouse, a second building houses the honey production laboratory, an administrative office, and a direct

sales point.
On another estate, located near the Abbey of Sant'Antimo, there is an ancient ruin with the possibility of restoration and transformation into a farmhouse or agriturismo.
The sale takes place “behind closed doors”, therefore including maturing wines, equipment and machinery.

LAND AND VINEYARDS
The vineyards are located in the southern part of the municipality of Montalcino, among gentle slopes and wooded areas, with a southwest exposure, ideal for the perfect ripening of the grapes.
Vigna Sud (250 m above sea level) – silty-sandy soil, ideal for structured, full-bodied wines with high alcohol content. Vigna Alta (450 m above sea level) – calcareous soil with clay, which gives intense aromas, elegance and excellent acidity for exceptional aging. In the best vintages, a select limited edition line is also produced.

PRODUCTION AND MARKET
Managed directly by the owners, the company produces around 25,000 bottles a year, all certified organic.
In recent years, it has conquered international markets—the USA, Canada, Japan, South Korea, and Brazil—with a top-quality Brunello di Montalcino, recognized for its artisanal care and Tuscan authenticity.
Brunello di Montalcino DOCG - Wine with a typical color, intense and persistent aroma, with notes of tobacco, wood and vanilla.
Aging: 24 months in wood (60% French barriques, 40% large barrels).
Rosso di Montalcino DOC - A younger, fresher wine, with great balance and pleasantness, with aromas of berries and cherries.
Aging: 6–8 months in barrique and 10 months in large barrels.

USE AND POTENTIAL
This business is an excellent investment for both an individual and a company, as the company's financial statements are very positive, with excellent and continuously growing revenues. Furthermore, the possibility of expanding its business by creating a small luxury agritourism facility to welcome guests makes this business extremely attractive.

Property Informations

Address: Montalcino	**Rooms**: 15
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Current Status**: Available after the deed of sale

















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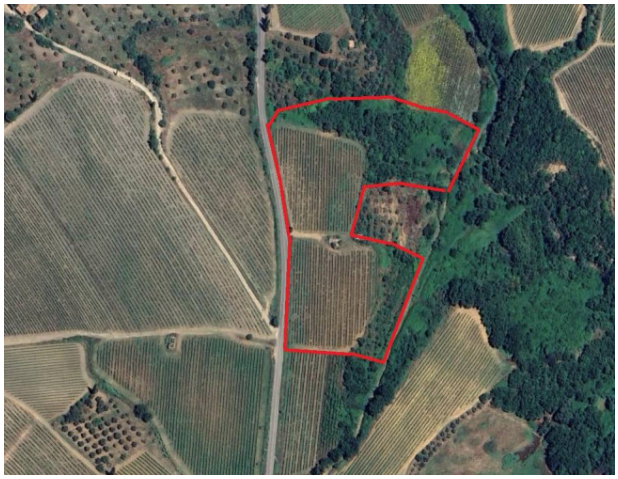
















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