



## AZ352- Winery with farmhouse and vineyard registered with the Brunello di Montalcino DOCG.



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 4,107,208.32

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Montalcino
Soumis:	18/02/2025

### Description:

Montalcino (SI): Winery consisting of a farmhouse, cellar, and approximately 7 hectares of land divided as follows:

- 3.5 hectares of vineyard registered for 5000 square meters to the DOCG of Brunello di Montalcino and the remaining IGT Toscano of quality Sangiovese Grosso, arranged in orderly rows, trained to a spurred cordon, fully fenced and in one body;
- 3.5 hectares of park, olive grove, and a small forest;

### Buildings:

- 1) Stone farmhouse on two levels of 900 square meters with a 70 square meter terrace consisting of:
  - An ancient wine-making cellar divided into 5 rooms on the ground floor, an additional aging room, and a tool shed of 85 square meters on the semi-basement floor.
  - Independent apartment on one level, on the first floor, with entrance, living room with fireplace, kitchen, six double bedrooms, and six bathrooms.
  - Independent apartment on two levels with living room with kitchenette and storage room on the ground floor, two double bedrooms and bathroom on the first floor.

The farmhouse is in excellent condition with exposed stones and bricks and features good finishes: rooms with parquet, exposed beams, double-glazed windows in Tuscan style, bathrooms with antique-style fixtures, and independent heating. Part of the furniture is included in the sale.

Completing the property is an annex in the shape of an L used as a storage cellar of approximately 300 square meters on the ground floor with an overlying panoramic terrace of 46 square meters.

Hilly position, panoramic views.



## Commun

Chambres: 8  
Salle de bains: 7  
Pied carré fini: 1316 m<sup>2</sup>

## Room details

Total rooms: 18

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/CEAS-T1549/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1549/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: az352

