



## Casale Salceta Boutique Winery



### 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 2,710,519.19

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Orvieto
Soumis:	06/05/2025

### Description:

Casale Salceta Boutique Winery is a wonderful Wine Estate within the greater Orvieto area of Umbria. The Villa and Winery extend for approximately 366 sqm and is situated in a dominant position on the wine hills of Orvieto. Access to the property is via a private, well-maintained white country road that winds through the vineyards and a tree-lined avenue. The manor house immediately strikes you with its imposing appearance, thanks to the Sicilian stone with which it was renovated, by skilled craftsmen, respecting the original architecture. The Villa has two levels. On the ground floor we find a spacious Living Area - living room, a bedroom, a bathroom with shower and the boiler room which is accessed from the outside. The kitchen and large open plan living room and bedroom have direct access to the surrounding garden. On the first floor of the living area, which is accessed via internal stairs directly from the living room, there is a second bedroom with ensuite bathroom, a hallway and a splendid room, which can also be accessed via the external staircase, with a glass floor for a suggestive view of The Winery. The Winery, a fully furnished modern facility, was completed in 2016, is made up of a fermentation area, a warehouse area, a hallway, an anteroom and a toilet. Currently the winery can produce up to 30,000 bottles of red and white wine at peak production. The property for sale includes 22 hectares of white and red vineyards with DOCG/IGT classification. The best vines have been planted there: Sangiovese, Cabernet Sauvignon, Grechetto, Chardonnay and Viognier. There is also an Olive Grove with approximately 120 plants in production and 5 hectares of registered and fenced Truffle Forest, for a total of approximately 31 hectares of magnificent land. In a strategic position, on the top of the hill, Casale Salceta Boutique Winery offers a magnificent view of the hills, whose colors change with the seasons, among vineyards, olive groves and woods.



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The farmhouse was completely renovated in 2018 with anti-seismic criteria and is equipped with solar panels for the production of hot water and for the underfloor heating and cooling system. Doors and windows are made of anodized aluminum with double glass.

The main utilities are present, including the municipal aqueduct with double tank. Wastewater disposal system.

Its central location and excellent road and rail links and its proximity to the medieval town of Orvieto, make the property an excellent base for living and producing wine, for exploring Umbria and nearby Tuscany. It can also be included in the food and wine tourism circuit, fully developing its natural vocation.

Casale Salceta Boutique Winery is located in the Orvieto countryside, a short distance from all services and the medieval city of Orvieto, well connected by the A1 Florence-Rome motorway exit and the train station. A private location yet easy to access, which allows you to fully experience city life and reach Rome Fiumicino airport in approximately 1 hour and 45 minutes.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

All the details and technical data here indicated are made available in good faith following an inspection and based on the available documentation. We take no responsibility for any inaccuracies.

Condition: Reformed  
Année: 2010

### **Commun**

Dimesions du lot: 317611 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/KPMQ-T1685/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1685/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8116



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