



## Il Nobile Nettare, tenuta vitivinicola DOCG, Montepulciano - Toscanay



### 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:	EUR 2,000,000

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Montepulciano
Indicatif régional:	53045
Soumis:	12/01/2026

### Description:

11-hectare wine estate with winery, tasting room, storage facilities, olive mill and apartment for sale in Montepulciano, Siena. In the hills of vineyards and olive groves surrounding the town of Montepulciano, tufaceous soils perfect for the cultivation of Sangiovese, Il Nobile Nettare with a fully equipped winery for vinification and aging, dedicates over 7 hectares of vineyards to the production of 60,000 bottles of Vino Nobile di Montepulciano DOCG, Rosso di Montepulciano DOC and Chianti Colli Senesi DOCG. Very impressive is the cave cellar for aging in wooden barrels, while with panoramic views a large tasting room overlooks the vineyards. The 1,000 olive trees, aged between 20 and 50 years, produce a certified organic and cold-pressed evo oil. Next to the winery building, along with outbuildings for storage and warehouse use, a second building is for living quarters, on two levels, with two bedrooms. The cellar building was completely renovated in the year 2000 while the living quarter is in need of upgrading and new restyling. Close to Montepulciano, in an enchanting position, an excellent production of both wine and evo oil, a marketing of the products already started in Italy and abroad. Possibility of expanding the existing volumes and building a swimming pool for private and agritourism purposes.

PROPERTY Ref: MTP2398

Location: Montepulciano, Province: Siena, Region: Tuscany

Type: winery with 7 hectares of vineyard and 1000 olive trees, wine cellar for vinification and aging of 836 sq m/ 8998 sq ft including warehouses and storage, production of 60,000 bottles, certified organic olive oil evo; 96 sq mt/1033 sq ft living quarter with 2 bedrooms, warehouses and storage, possibility of expansion of existing volumes



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Year of construction: 1970

Year of renovation: 2000 - residential building roof 1989

Condition: wine cellar and tasting room in excellent condition with insulated roof; apartment needs restyling and roof was redone in 1989 without insulation but has an attic

Land: some 11 hectares in total including 7 ha vineyard (see details below), 1.3 ha olive grove with about 1000 plants in production (the age of the plants varies from 20 to 50 years) under organic cultivation with annual production of 25 quintals of bio olives and cold pressing evo il with stone mills system; 2 ha arable land

## DETAILS ON WINE PRODUCTION

- Currently vineyard surface: 7 hectares
  - Appellation/hectare: 5,5 ha Nobile di Montepulciano DOCG, 1238mq Rosso di Montepulciano DOC, 1,4 ha Chianti Colli Senesi DOCG
  - Varieties: Sangiovese, Merlot, Canaiolo (approx 1 ha), Cabernet Sauvignon
  - Average altitude: 230 – 350 m asl
  - Years of planting: 2004, while 5000 mq planted in 2006
  - Training: pruned-spur cordon (5,270 vines/ha)
  - Yearly production: average production of 60/70 quintals of grapes per hectare 44,000 bottles Nobile di Montepulciano DOCG, 1300 bottles Rosso di Montepulciano DOC, 14,000 bottles Chianti Colli Senesi DOCG and some cask wine
  - Wine produced: Nobile di Montepulciano DOCG, Rosso di Montepulciano DOC, Chianti Colli Senesi DOCG
- Swimming pool: possibility to build an in-ground pool
- Utilities:
- Fixed telephone network: available
- Internet/Wi-Fi: available
- Heating: LPG + heat pumps
- Water: mains city water supply + 2 private water springs for irrigation use
- Electricity: available
- Waterwaste: mains city connection and Imhoff tank
- Air conditioning
- Electric bar at the entrance
- The sale includes: n. 6 fermenters of 100 ql; n. 3 always full of 30 ql; n. 1 always full of 50 ql; n. 7 tanks of cement of 20 ql; n. 5 garbellotto barrels of 12.50 ql; n. 1 garbellotto barrel of 1 O ql; n. 8 garbellotto barrels of 13 ql. to fix; n. 12 garbellotto barrels of 25 ql; n. 5 cement tanks of 25 ql; n. 2 chestnut barrels of 20 ql.
- To service: bottler; ENOS PIU' labeller; fixed hydraulic press; Vaslinbucher lung press; 1,00lt compressor; 3 heat pumps for cellar and reception room air conditioning; various piping.



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The property is owned by private individual

Distance to services: 3km

Distance to main airports: Perugia 74km, Florence 121km, Rome 211km

Access: 300 mt gravel road

#### Layout Buildings:

1. Residential 96 sq m: living room, kitchen, utility room, 2 bedrooms, 1 bathroom

2. Storage building 64 sq m, a former chicken coop and a shed

3. Cellar Building, on two levels:

Ground Floor: cellar area with winemaking room 800 hectoliters capacity in wood, expandable by another 300 hectoliters, technical rooms, 2 toilets, dressing room, canopy

First Floor: porch, great-size tasting room, office, 2 toilets

4. Storage building: on the First and Second floors below street level there is a warehouse, vinsantaia and an additional aging cellar

Année: 1970

#### Commun

Pied carré fini: 110000 m<sup>2</sup>

#### Lease terms

Date Available:

#### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1486/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1486/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

IMLIX ID: 22997

