



AZ413 – Organic winery with a renovated farmhouse, wine cellar, gazebo with wood-fired oven, and land.



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 9,500,000

Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Tuscany
Plaats:	Montescudaio
Geplaatst:	24-06-2026

Omschrijving:

MONTESCUDAIO (PI): in the heart of the Val di Cecina, just 10 km from the sea and 15 km from Bolgheri, an organic winery with a renovated farmhouse, cellar, gazebo with wood oven, and 60 hectares of land with vineyard. The estate extends over 60 hectares of land located in an area that has been dedicated to wine production for centuries, in the sunny and breezy valley of the Cecina River. The territory is characterized by clayey soils rich in limestone, minerals, and numerous marine fossils, elements that give particular agricultural and viticultural value to the property.

The land is divided into two plots and includes:

- 21 hectares of vineyard, trained to spurred cordon, with Sangiovese, Merlot, Cabernet Franc, Cabernet Sauvignon, Viognier, and Petit Verdot varieties, facing north/northeast in comfortable rows under organic cultivation that produces high-quality award-winning wines, promoting indigenous vinification and not blending, working with indigenous yeasts and without filtration. The estate has the potential to produce about 200,000 bottles;
- 9 hectares of organic DOC olive grove, with Leccino, Moraiolo, and Frantoio varieties;
- 30 hectares of woodland.

The estate consists of two buildings respectively divided into:

1) A building with two levels of about 330 sqm, part used as accommodation, part used as a cellar, composed of: cellar, barrel room, packaging and aging area, and services on the semi-basement floor for a total of about 280 sqm; an apartment of about 50 sqm with living room with kitchenette, double bedroom, storage room, and bathroom on the ground floor. It includes a large porch.



2) Stone farmhouse on two levels plus a turret of about 260 sqm that on the ground floor hosts a living area, pantry, two communicating rooms with fireplace, dining room, office, and kitchens; on the first floor, we find five bedrooms distributed in a way that favors privacy and flexibility of use (two communicating rooms with shared bathroom and independent entrance, one room with bathroom and study on the first floor, and a fourth room with private bathroom and communicating study located in the turret on the second floor). The stone farmhouse maintains a warm and rural charm that contrasts with the contemporary style of finishes and furnishings.

The recent renovation of the buildings and the quality of the furnishings allow for the start of activities without additional interventions. The property is equipped with a photovoltaic system. Hilltop and panoramic location. Possibility to purchase additional vineyards and buildings.

Algemeen

Slaapkamers:	6
Badkamers:	4
Afgewerkte vierkante meter:	590 m ²

Room details

Total rooms:	13
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Lease terms

Date Available:

Additionele informatie

Website URL:	http://www.arkadia.com/CEAS-T1855/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	az413
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