



PRESTIGIOUS WINERY WITH VINEYARDS IN NORTHERN MONTEPULCIANO



Agent Info

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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale

Location

Country: Italy
State/Region/Province: Tuscany
City: Montepulciano
ZIP code: 53045
Posted: Aug 22, 2025

Description:

Nobile Winery with vineyards, orchard, and modern equipment, ready for the wine market, for sale in the northern area of Montepulciano. An exceptional opportunity to acquire a renowned winery with vineyards, an orchard, and state-of-the-art equipment, perfectly positioned for success in the wine market. Located in the northern area of Montepulciano, this estate blends tradition with modern winemaking innovation. Born from the vision of three brothers, this winery is the result of passion, dedication, and an ambitious dream turned into reality. From acquiring the first hectares of land to the meticulous construction of the facility—completed in 2013—every detail has been thoughtfully designed. The first harvest took place that same year, marking the beginning of a thriving business. In 2014, the estate expanded its production by introducing prestigious international grape varieties such as Cabernet Sauvignon, Cabernet Franc, Merlot, and Petit Verdot, launching four new premium wine labels. The landscape is both scenic and functional, featuring a charming terraced garden at the front and an orchard at the back, lush with cherry, apple, pear, and apricot trees. The vineyards span over 6 hectares (14.83 acres), all conveniently located near the winemaking cellar. Positioned within the highly regarded Vino Nobile di Montepulciano territory, the estate benefits from an exceptional terroir, making it an ideal setting for premium wine production. A private road leads to the property, connecting to a spacious unpaved parking area, suitable for heavy vehicles and tour buses—ideal for business logistics and wine tourism. Designed and built in stone by the current owners, the winery spans two levels, offering a perfect balance between functionality and elegance. The ground floor features a welcoming wine shop, tasting room, kitchen, and service areas, while the basement is fully equipped for vinification, aging, storage, bottling, and technical operations. At the rear of the main building, a separate annex, currently used as a



warehouse, was originally designed as a "vinsantaia" for the production of Vinsanto, adding to the estate's rich winemaking potential. This turnkey winery is an outstanding investment for those looking to enter or expand in the wine sector. With modern facilities, cutting-edge technology, and an unparalleled location, it is fully equipped to thrive in both domestic and international markets. Whether you're an experienced winemaker or an investor seeking a prestigious foothold in Tuscany's wine industry, this estate offers extraordinary potential and immediate commercial viability.

PROPERTY Ref: MTP3223

Location: Abbadia di Montepulciano, **Province:** Siena, **Region:** Tuscany

Type: 7.2 hectares/17.7 acres farm featuring a 667 sqm/7177 sq ft three story stone farm building used as wine making facility plus an annex and a garden with an orchard

Annex/es: 50 sqm/538 sq ft single barn for agricultural deposit

Year of construction: 2013

Conditions: excellent

Land/Garden: 0,6ha/1.48-acre garden with an orchard and 6.62 hectares/16.35 acres of land including vineyards 6 ha/14.83 acres, olive grove with 80 trees, arable land 4 ha/9.88 acres

Utilities:

Fixed telephone network: available

Internet: available

Heating: electricity

Water: mains city supply + 1 lake

Electricity: available

Water waste: mains city connection

Air conditioned

Distance from services: 1 km /0.62 miles

Distance from main airports: Florence 90 km/56 miles, Perugia 50 km/31 miles, Siena 60 km/37 miles, Rome 180 km/112 miles

Gravel road: 20 meters/66 feet

DETAILS ON WINE PRODUCTION

- Current vineyard surface: 6 hectares/14.8 acres

- Appellation: 1.2 ha/2.97 acres Vino Nobile di Montepulciano DOCG, 0.7 ha/1.73 acres Rosso di Montepulciano DOC, 3.7 ha/9.14 acres IGT Toscana Rosso, 0.84 ha/2.08 acres IGT Toscana Bianco

- Varieties: Sangiovese 3.8 ha/9.39 acres, Merlot 0.42 ha/1.04 acres, Cabernet Franc 0.3 ha/0.74 acres, Cabernet Sauvignon 0.91 ha/2.25 acres, Petit Verdot 0.2 ha/0.49 acres, Pinot Bianco 0.6 ha/1.48 acres

- Average altitude: 250 – 330 m asl

- Soil: Clay-sandy

- Planting distance: 2.80 × 1.00 m/9.19 × 3.28 ft

- Years of planting: 2012/2016/2017

- Training: pruned-spur cordon and Guyot

- Yearly production: Potential of up to 25,000 bottles, currently producing 8,000-10,000 bottles, with the remainder sold in bulk.

- Wine produced: Vino Nobile di Montepulciano DOCG, Riserva di Vino Nobile, IGT Toscana Rosso, IGT Toscana Bianco



Layout:

Basement: 1 garage, 4 cellar rooms, 1 hallway

Ground Floor: 1 drying room, 1 tasting area, 2 hallways, 1 pantry, 1 storage room, 2 bathrooms, 1 office room

First Floor: 1 vinsantaia room

Built: 2013

Common

Finished sq. ft.: 6000 sq m

Building details

Number of Floors: 3

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/SIFI-T1585/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 13365

