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VINEYARD PROPERTY IN MONTEPULCIANO

Italy, Toscana

Price:	€ 15 000 000
Object type	Mansion, castle, estate
Bedrooms	7
Number of rooms	12
Land area	480000 m2
Area	4000 m2
Category	For sale



This incredible real estate property offers an extremely panoramic location that captures the breathtaking beauty of the Tuscan countryside. With its 48 hectares of land, of which 31 hectares are dedicated to the production of Montepulciano wine, this agricultural estate represents a true paradise for agriculture and wine enthusiasts.

The property comprises four units, including a main villa, an office, a caretaker's house, and a cellar with 200 French oak barrels. The main villa, currently used for hospitality, features seven spacious bedrooms and decor that reflects the classic Tuscan style, creating a warm and welcoming atmosphere for guests.

The key strength of this property is its strategic location. Montepulciano, renowned for its history, culture, and fine wines, is just a five-minute walk away. Additionally, thanks to its proximity to other iconic Tuscan towns such as Siena, Torrita di Siena, Florence, and Castiglione d'Orcia, the residents of the property can easily enjoy everything the region has to offer. The quick access to the highway makes exploring the surrounding beauty even more convenient.

This real estate property not only offers a unique opportunity to immerse oneself in the rural Tuscan life but also provides a fully operational business. With the 31 hectares of vineyards producing Montepulciano wine, along with the machinery for wine production, a drip irrigation system covering the entire land, and a private pond ensuring a perennial water source, the new owners will have everything they need to continue and develop this thriving wine business.

Furthermore, there is the possibility to further expand the agricultural estate by acquiring an additional 10 hectares of land. This opportunity would allow for the expansion of both hospitality and wine production, opening new avenues for success and growth.

Montepulciano is a town located in Tuscany, Italy.

Its fascinating historic center is famous for the architectural beauty, exquisite wines, and rich history.

Montepulciano sits atop a hill, offering a spectacular panoramic view of the surrounding countryside. The city is renowned for its Renaissance buildings, including the majestic Piazza Grande, which is the vibrant heart of



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Montepulciano. Here, you'll find the Cathedral, an impressive 16th-century church, and the Palazzo Comunale, an elegant municipal palace. Visitors can stroll along the cobbled streets, admire the architectural marvels, and soak in the authentic atmosphere of this ancient city. Montepulciano is also renowned for its wines, particularly the *Vino Nobile di Montepulciano*, a robust and high-quality red wine. The city is surrounded by vineyards, and visitors can enjoy wine tastings at the numerous wineries in the area. Additionally, Montepulciano hosts several cultural events and festivals throughout the year, such as the "Cantiere Internazionale d'Arte," a summer festival dedicated to art and music. The city is also famous for the "Bravò delle Botti," a barrel race held every August, where different districts of the city compete to push wooden barrels along Montepulciano's steep streets. In summary, Montepulciano is a captivating destination that offers history, culture, wine, and breathtaking views of the Tuscan countryside.

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