Organic Wine Estate with 160 Hectares and Sea Views



MAIN INFO

RIF. OT-006IS
LOCATION : TrinitÃ d'Agultu e Vignola
TYPE : Tenuta
PRICE : 8400000

Bedrooms: 0
Bathrooms: 0
Sm. Commercial: 1600000
Sm. Cadastral:

PROPERTY

Nestled in the Gallura hills, just a few kilometres from Santa Teresa, this significant certified organic agricultural estate is for sale. It is among the most innovative and extensive in Gallura, offering high potential for redevelopment and expansion.Located only 2 km from the sea facing Corsica?which is clearly visible from its strategic panoramic position at 140 metres above sea level?the company sits in the heart of Aglientu, a short distance from Santa Teresa di Gallura and 40 km from the Costa Smeralda. The estate consists of 160 hectares of land with approximately 48 hectares of vineyards: of these, 37 are Vermentino di Gallura DOCG, 2 are Carignano IGT, and 2 hectares are Cannonau. Additionally, there are approximately 85 hectares of productive eucalyptus forestry and about 25 hectares of rocky uncultivated land with Mediterranean scrub, comprising wild olive, myrtle, cistus, strawberry tree, and other local species.The property represents a true \"trophy asset\" with high development potential, as significant investments have already been made in both production and processing facilities. It lends itself perfectly to being reimagined as a Boutique Hotel, Relais di Charme, or Luxury B&B. Several buildings are currently undergoing redevelopment, with a total volume of over 8,000 cubic metres; these include two dwellings equipped with electricity and drinking water, various

technical rooms, a historic 19th-century \"stazzu\" (traditional farmhouse), and a winery modernised in 2005 for the processing, production, and storage of wines. The property is bordered by the Vignola river, which, besides bestowing a bucolic charm upon the landscape thanks to its rapids, small waterfalls, and natural ponds, also represents a precious water resource and supply source for emergency irrigation of the vineyards from June to September.WINES PRODUCED (Updated 2023):.Vermentino di Gallura Superiore DOCG.Vermentino di Sardegna DOC.Vermentino di Sardegna Riserva DOC.Moscato di Sardegna Passito.Moscato Spumante BRUT.Carignano IGT Isola dei Nuraghi.Carignano Riserva IGT Isola dei Nuraghi.Cannonau di Sardegna Riserva DOC.Cannonau di Sardegna DOC

LOCATION

MORE DETAILS

Energy Class : Not applicable
Position : Coutryside