Coldwell Banker Aurum Real Estate
Corso Messina n. 57 - 95014 Giarre
P.IVA e C.F.: 05681350871
Tel.: 0952885281

Farm for Sell in Vittoria

2G59+893 Vittoria, Ragusa, RG

2.700.000€

Contact info

Coldwell Banker Aurum Real Estate
Fabio Pancaldi

Phone: 0952885281
Email: fabio.pancaldi@cbitaly.it

Description

Exceptional Vineyard and Olive Grove Estate in Vittoria
A prestigious Vineyard and Olive Grove situated in the territory of Vittoria, one of Sicily's most renowned regions for producing fine Cerasuolo di Vittoria DOC wines and DOP Monti Iblei extra virgin olive oil.

Land & Cultivations
The property covers a total area of approximately 32 hectares (approx. 79 acres), broken down as follows:
* 24 hectares (approx. 59.3 acres) of high-yield vineyard, featuring diverse, well-established market varieties including Frappato, Syrah, Nero d'Avola (Calabrese), Grillo, Nerello Mascalese, and Perricone. The estate falls within the official production area for Cerasuolo di Vittoria D.O.C.G. wines. All vines are espalier shaped with a 90×220 planting grid and are in full production.
* 5 hectares (approx. 12.4 acres) of productive DOP Monti Iblei olive grove in the Irminio Valley, growing Tonda Iblea, Moresca, and Biancolilla varieties.
* Excellent internal road network and accessibility throughout the estate.
The business is offered as a fully active and operational turnkey enterprise with verifiable revenue, including all necessary machinery and equipment for cultivation and processing.

Structures & Facilities
The estate complex includes a Category D7 processing facility of approx. 300 sq m (approx. 3,229 sq ft) constructed in high-quality glulam (glued laminated timber), designed for product transformation and processing, comprising:
* A wine tasting room, perfect for promotional events, wine tourism, and private functions.
* A spacious storage and shelter area for vehicles and farming equipment.
* A dining area and break room complete with a fully equipped kitchen and bathroom.
* Locker rooms and two additional restroom facilities.

Exterior & Expansion Potential:
* A large outdoor courtyard of approx. 2,377 sq m (approx. 25,585 sq ft), designed to accommodate heavy vehicles and semi-truck maneuvering.
* Additional historic buildings to restore, boasting a total volume exceeding 1,300 cubic meters, offering exceptional prospects for expansion or conversion into luxury hospitality facilities (agriturismo/boutique resort).

Infrastructure & Equipment
The property comes equipped with:
* A 16 kW photovoltaic system for solar energy production.
* A video surveillance system with 8 Full HD cameras.
* A comprehensive irrigation system.
* Two private water wells.
* Reservoir: Water storage basin with a capacity of approximately 300,000 cubic meters.
* Irrigation: Vineyard surfaces are equipped with a precision drip irrigation system supplied by the local Water Reclamation Consortium (Consorzio di Bonifica).

Equipment Included
The sale includes a comprehensive range of machinery and operational equipment:
* Landini 120 HP wheeled tractor
* Pellenc towed grape harvester
* Dedicated grape transport trailer
* Cover crop seeder (green manure)
* Hydraulic lift
* Additional machinery and tools are available for viewing on-site; a complete inventory list is available upon request.

Investment Opportunity
This estate represents a premier investment opportunity, ideally suited for industry leaders, expanding wineries, or investors seeking a fully integrated turnkey agricultural operation with exceptional potential for commercial growth and

wine tourism.
Notably, the estate has operated under certified organic farming practices for over 10 years, with its wine and olive oil production earning numerous prestigious awards.

Further financial information, technical documentation, and operational details are available upon request.

Details

Property ID: CBI175-2658-458

Surface: 319000.00 m²

Rooms: 7

Garden: , 319.000 sqm

Bathrooms: 2

Property Features

Conservation status: Excellent

Current condition: Free upon deed

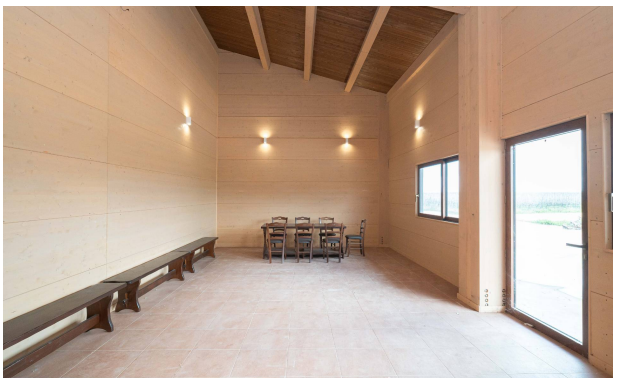
Surface: 319000.00 m²

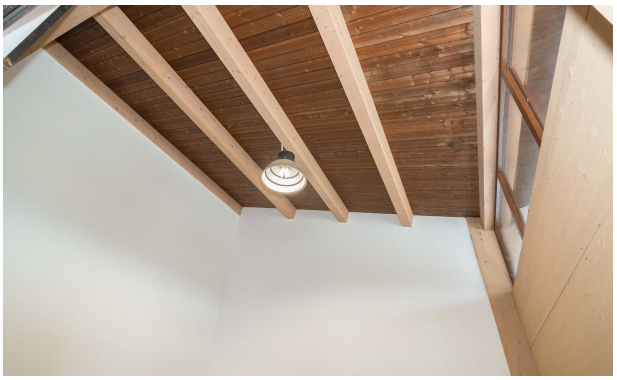
Rooms: 7

Bathrooms: 2

Position: Agricultural area

Images





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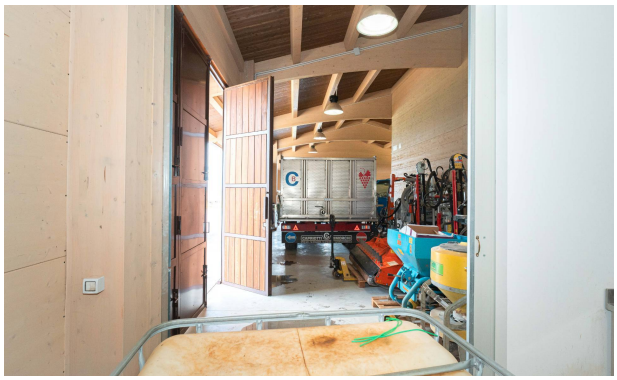
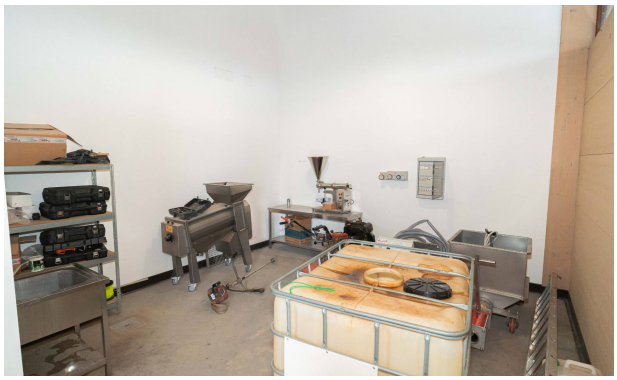
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