

Alttillo Vineyard, Winery & Estate

An outstanding vineyard and wine production facility, combined with upscale living...



Well-sited vineyard, winery and upscale home on 67 beautiful acres and located just about 30 minutes south of Lynchburg, VA. Alttillo is well-known and respected in the Virginia wine industry as a producer of finely crafted, high quality wines and their focus has been on producing such fine wines under contract to other wineries.





















About Altillo Vineyard, Winery and Estate

Thanks to the high quality of their wines, Altillo has been able to command higher than typical wholesale prices and all production is under contract prior to the growing season each year. This successful business model has yielded outstanding discretionary earnings over the last several years for a facility of its size. Further, the Altillo brand is trademarked and will transfer to new owners.

The well-tended vineyard consists of approximately 5 acres of vines that include 2 acres of Cabernet Sauvignon, 1 acre of Cabernet Franc, and .5 acres each of Chardonnay, Viognier, Merlot and Shiraz. Average vineyard elevation is between 750 to 800 feet above sea level, putting it solidly in the preferred "therma-clime" for wine grapes. The vineyard operations are complemented by a pole barn for machinery and a propane-fired drying barn utilized to dehydrate certain grape varietals, thereby improving wine quality. Two tractors, sprayers, and a zero-turn mower are included with the sale.

Production facilities for the winery operations consist of a 2,200 square foot main production building with a full refrigerated barrel room. Secondary winery facilities are located in the basement level of the residence and is used for bottled wine storage, a second refrigerated barrel room, and a lab room. Among the high quality winery equipment included in the sale are a 900 liter Europress, glycol chillers/heater, crusher/destemmer, steam generator, heated pressure washer, 57 oak barrels and racks, 29 variable capacity stainless fermenters, and 21 T-bin fermenters. Actual wine production over the last several years has been in the 2,000 case range, and full production capacity with current equipment is in the 3,000 case range---so much potential to increase production by about 50% in connection with the purchase of additional wine grapes from other vineyards or expansion of the on-site vineyard. Altillo has won many Gold and Silver awards in the Governor's Cup competition, the Virginia State Fair, and the American Seaboard Wine Competition. Virginia State Fair, and the American Seaboard Wine Competition.



While the winery is currently licensed as a farm winery, the 4 acre parcel on which the winery is located is zoned as Light Industrial thus enabling any new owners to obtain licensing as a regular commercial winery, a brewery, or a distillery. While a regular commercial winery has fewer operational restrictions than a farm winery, individuals may hold both a farm winery and regular commercial winery license simultaneously.

This offering also includes an upscale, all-brick 4,500 square foot residence with superlative street appeal and will afford the new owner the ability to truly live the estate vineyard/winery lifestyle. The residence consists of a total of 8 rooms, with 3 bedrooms and 3.5 baths. The main level living area has a dramatic entry way/foyer, 12 foot ceilings, and built-in bookcases, while the large dining area features turret windows. A portion of the main living area contains a bar area and is used as the wine tasting room ½ day per week. The kitchen boasts sapphire blue granite counter-tops and center-island along with custom cabinetry. The main level master has a large, heated whirlpool bath, tiled floors and sapphire blue granite sink tops. Outdoors, there is a spacious deck directly off of the main living/tasting room area which provides majestic, panoramic views of the southern Virginia Piedmont---the perfect backdrop for enjoying quality Altillo wine!

Overall, a truly exceptional opportunity to enjoy country estate living combined with the vineyard/winery lifestyle and a profitable business with established wholesale customers that also offers room to grow production and sales---along with earnings.

For more information and/or your personal showing, please contact one of the co-listing agents below:

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