

## 168-HA ESTATE WITH CHIANTI DOCG VINEYARDS AND AGRITURISMO FOR SALE IN CERTALDO

**Certaldo – Florence – Tuscany**



**Interiors**  
4,706 m<sup>2</sup>

**Bedrooms**  
37

**Bathrooms**  
36

**Swimming pool**  
14 × 7 m | 12 × 6 m

**Total land**  
168.3 ha

**Vineyards**  
26.8 ha

**Bottles of wine**  
450,000 max

**Olive grove**  
4,500 trees

**Oil**  
7,000 kg

On the hills of Chianti, not far from Certaldo, a 168.3-hectare estate for sale with Agriturismo, Chianti DOCG vineyard, and olive grove. The company is well established both from a tourist accommodation point of view (37 bedrooms distributed in various renovated buildings) and from a production perspective with a potential of about 150,000 bottles of wine and 7,000 kg of oil per year. There are some buildings to renovate that could further expand the accommodation capacity or create common spaces such as a wellness center and/or event zones.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1151 – BORGO NEL CHIANTI

**TYPE:** wine estate with hamlet

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (2.7 km)

**INTERIORS:** 4,706 square meters (50,636 square feet)

**TOTAL ROOMS:** 73

**BEDROOMS:** 37

**BATHROOMS:** 36

**ANNEXES:** several residential and rural buildings

**MAIN FEATURES:** stone and brick walls, terracotta floors, wooden beams, original fireplaces, panoramic turret, restaurant, wine cellar, Chianti DOCG vineyards, olive groves, swimming pools, garden, event area, manorial chapel

**EXTERIOR:** 168.3 hectares (415.9 acres)

**VINEYARDS:** 26.8 hectares (66.2 acres)

**WINE PRODUCTION:** 150,000 bottles / year

**OLIVE GROVE:** 4,500 trees

**OIL PRODUCTION:** 7,000 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 × 7 m | 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private wells

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

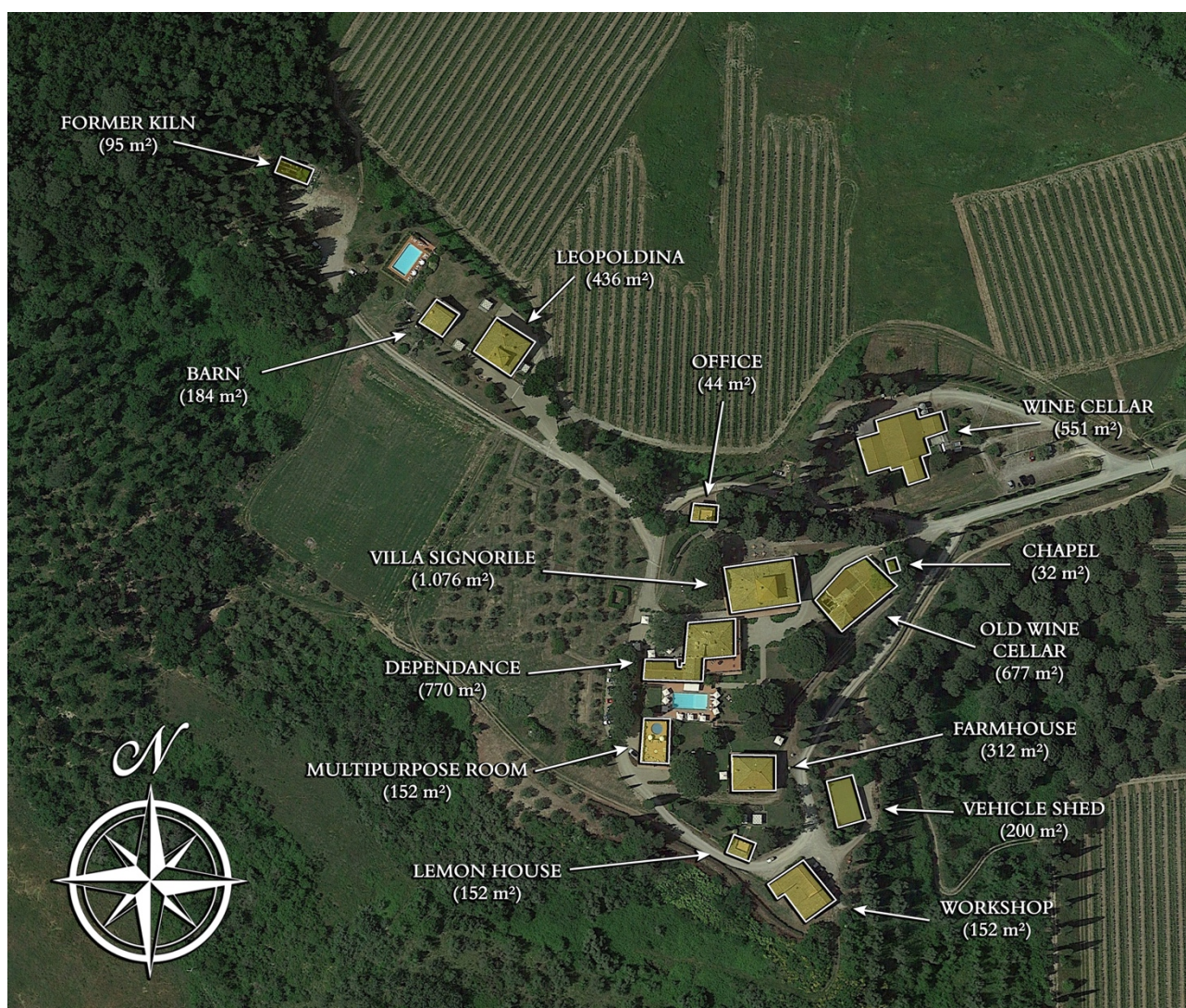
Closest services (3km; 5'), Certaldo (10km; 20'), San Gimignano (21km; 35'), Monteriggioni (35km; 40'), Florence (40km; 40'), Fiesole (41km; 50'), Siena (51km; 50'), Lucca (80km; 1h 10'), Pisa (83km; 1h 5'), Montalcino (88km; 1h 25'), Livorno (91km; 1h 10'), Montepulciano (112km; 1h 30'), Forte dei Marmi (120km; 1h 25')

## CLOSEST AIRPORTS

Firenze A. Vespucci (37km; 35'), Pisa G. Galilei (80km; 1h), Bologna G. Marconi (130km; 1h 30'), Perugia San Francesco (164km; 1h 50'), Roma Ciampino (308km; 2h 55'), Roma Fiumicino (312km; 3h 5')

## BORGO NEL CHIANTI

On the hills of **Chianti**, not far from **Certaldo**, a **168.3-hectare estate** for sale with **Agriturismo**, **Chianti DOPG vineyard**, and **olive grove**. The company is well established both from a tourist accommodation point of view (**37 bedrooms** distributed in various renovated buildings) and from a production perspective with a potential of about **150,000 bottles of wine** and **7,000 kg of oil per year**. There are some buildings to renovate that could further expand the accommodation capacity or create common spaces such as a wellness center and/or event zones.



The property is reached via a short gravel road in good condition (about 2.7 km) and nearby there is a small rural village with a supermarket and a restaurant for daily needs. The medieval village of Certaldo, a reference point for other services (supermarkets, schools, banks, post office, pharmacies...) is about 20 minutes by car and easily accessible.

## THE MAIN HAMLET

The **manor villa** (1,076 m<sup>2</sup> – 11,578 ft<sup>2</sup>, 8 bedrooms and 10 bathrooms) is a noble building dating back to the 18<sup>th</sup> century in its current appearance, although the original core can be traced back to the first half of the 16<sup>th</sup> century. On the ground floor, large reception salons are still clearly visible, with a kitchen and service bathrooms. Upstairs, there is a large central hall that gives access to eight beautiful guest suites, all equipped with private bathrooms. On the top floor, there are large

attic spaces partially habitable and potentially convertible into additional service rooms.

Like all Renaissance villas that respect themselves, the property also has a small **private chapel** (32 m<sup>2</sup> – 344 ft<sup>2</sup>), still consecrated and in use.

The **dependance** (770 m<sup>2</sup> – 8,285 ft<sup>2</sup>, 13 bedrooms and 11 bathrooms) is a large S-shaped building adjacent to the manor house. On the ground floor, large salons host a restaurant with a professional kitchen and service bathrooms. The rest of the building is divided into eight independent apartments available to guests.

- **Apt. Brunelleschi:** living room with dining area and kitchen, bedroom, and bathroom;
- **Apt. Michelangelo:** studio apartment with bathroom and studio;
- **Apt. Perugino:** living room with dining area and kitchen, two bedrooms and a bathroom;
- **Apt. Mantegna:** living room with dining area and kitchen, bedroom and bathroom;
- **Apt. Ghirlandaio:** living room with dining area and kitchen, bedroom and bathroom;
- **Apt. Ghiberti:** living/dining area and kitchen, three bedrooms and two bathrooms;
- **Apt. Botticelli:** living room with dining area and kitchen, two bedrooms and a bathroom;
- **Apt. Donatello:** living room with dining area and kitchen, two bedrooms and a bathroom.

In front of the villa, beyond the garden, there is a **rustic farmhouse** (312 m<sup>2</sup> –, 5 bedrooms, and 5 bathrooms) renovated and divided into four independent apartments:

- **Apt. Dante:** living room with dining area and kitchen, bedroom and bathroom;
- **Apt. Boccaccio:** living room with dining area and kitchen, bedroom, and bathroom;
- **Apt. Machiavelli:** living/dining area and kitchen, two bedrooms and two bathrooms;
- **Apt. Cavalcanti:** living room with dining area, kitchen, two bedrooms and two bathrooms.

Next to the villa, there is an **old wine cellar** (677 m<sup>2</sup> – 7,285 ft<sup>2</sup>), currently unused and to be completely renovated. The building was previously proposed for creating a wellness center inside the village.

The buildings are surrounded by a well-maintained garden with paths, hedges, and ornamental trees offering pleasant shaded spaces for summer days. In front of the dependance, there is a **14 × 7 m swimming pool** for guests, complemented by a second pool for children.

## THE RUSTIC PROPERTY

The **Leopoldina** (436 m<sup>2</sup> – 4,691 ft<sup>2</sup>, 8 bedrooms, and 7 bathrooms) is a rustic building, typical of Tuscany in appearance, which has been completely renovated while maintaining the rustic style. The residence currently hosts three independent apartments:

- **Apt. Galileo:** living room with dining area and kitchen, three bedrooms, and two bathrooms;
- **Apt. Da Vinci:** living room, dining room with kitchen, three bedrooms, and three bathrooms;
- **Apt. Pacioli:** living room with dining area and kitchen, two bedrooms, and two bathrooms.

The **Leopoldina barn** (184 m<sup>2</sup> – 1,980 ft<sup>2</sup>, 3 bedrooms, and 3 bathrooms) has been fully renovated and converted into a charming independent house on three levels. The ground floor features a living area with a living room and kitchen, while the first floor hosts three bedrooms with en-suite bathrooms. The basement contains a large cellar and a walk-in closet.

The buildings have their own private garden, enhanced by a shared **12 × 6 m swimming pool**.

## THE AGRICULTURAL AND PRODUCTION BUILDINGS

The **wine cellar** (551 m<sup>2</sup> – 5,929 ft<sup>2</sup>) is located not far from the village, in a secluded position and easily accessible to simplify the production process. The building consists of a modern section, built specifically to facilitate production (with all necessary rooms from crushing to storing finished

products), and a historical underground part.

Within the village, there are various service buildings including **workshops/garages for agricultural machinery** (332 m<sup>2</sup> – 3,572 ft<sup>2</sup>), an **administrative office** (44 m<sup>2</sup> – 473 ft<sup>2</sup>), a **multipurpose building** (152 m<sup>2</sup> – 1,636 ft<sup>2</sup>, currently used as a staff changing room but potentially transformable into an event zone), the **old kiln** (95 m<sup>2</sup> – 1,022 ft<sup>2</sup> to be renovated), and a **lemon house** (45 m<sup>2</sup> – 484 ft<sup>2</sup>).

## EXTERIOR AND AGRICULTURAL PRODUCTION

The estate covers **168.3 hectares (415.9 acres)** in total, on hilly terrain with excellent sun exposure. The company mainly focuses on wine and olive oil production and can count on large extensions of arable land (50.8 ha) to further increase yields. Cultivation has been conducted since **2009** using **organic methods**. The woods covering the rest of the estate (about 51.7 ha) are perfect for walks and countryside excursions.

The **vineyard** (26.8 ha) is mostly composed of Tuscan varieties (Sangiovese, Canaiolo, Trebbiano, Traminer, and Colorino) but also includes foreign grapes (Cabernet Sauvignon, Merlot, Pinot Grigio, Chardonnay) which, together with the sandy-clay soils of the estate, give the wines distinctive and sought-after characteristics. The annual production is around 150,000 bottles of wine:

- **Chianti DOCG**: Sangiovese 95%, Canaiolo 5%
- **Chianti DOCG Riserva**: Sangiovese 100%
- **Toscana IGT Bianco**: Trebbiano 30%, Chardonnay 15%, Pinot Grigio 15%, Traminer 15%
- **Toscana IGT Rosé**: Sangiovese 100%
- **Toscana IGT Rosso**: Sangiovese 40%, Merlot 30%, Cabernet Sauvignon 30%
- **Vinsanto del Chianti DOC**: Trebbiano 100%

The **olive groves** (28.5 ha) consist of about **4,500 plants** of Frantoio, Moraiolo, Leccino, and Pendolino varieties, which allow the production of about **7,000 kg of extra virgin olive oil** every year.





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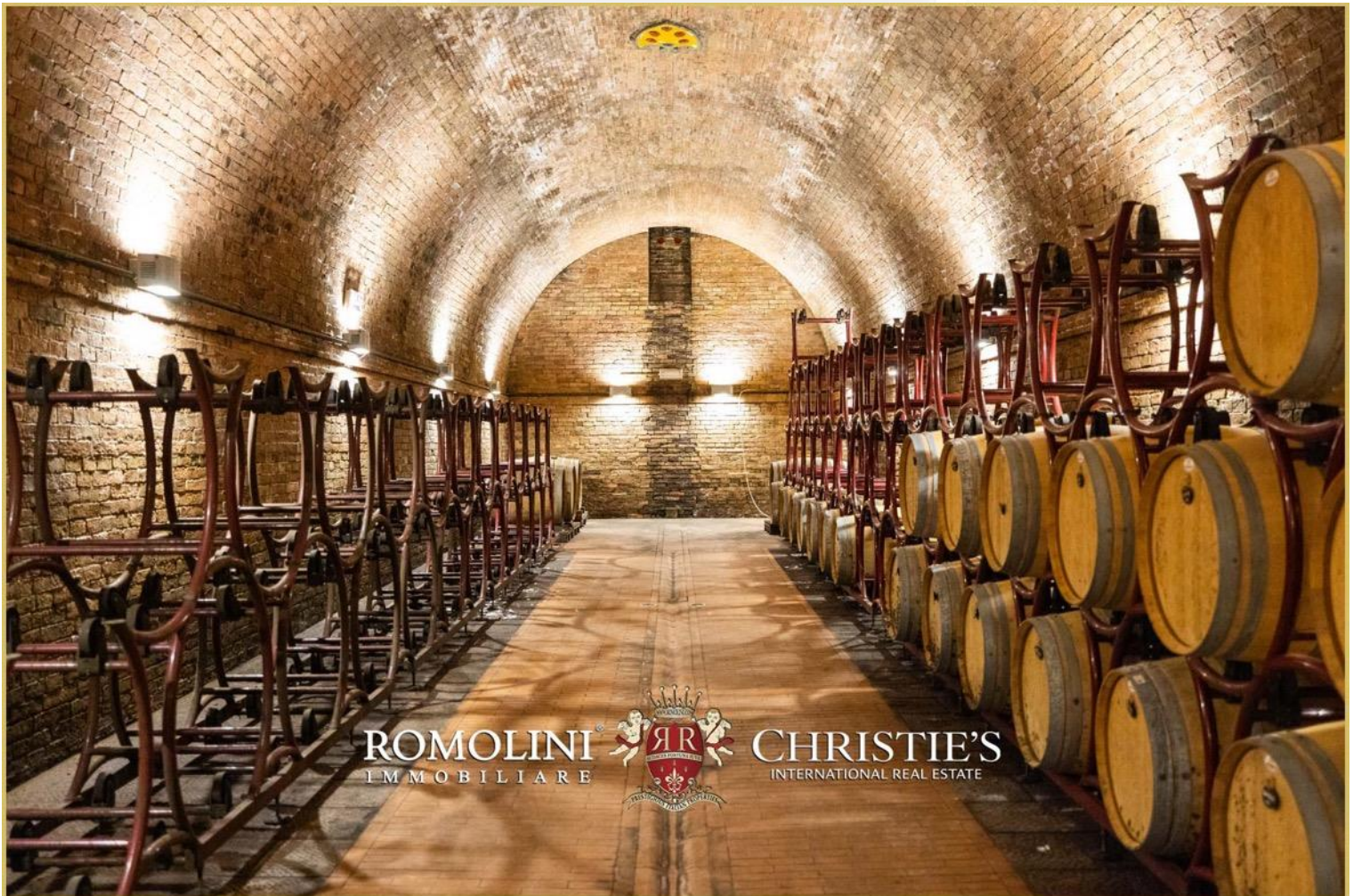
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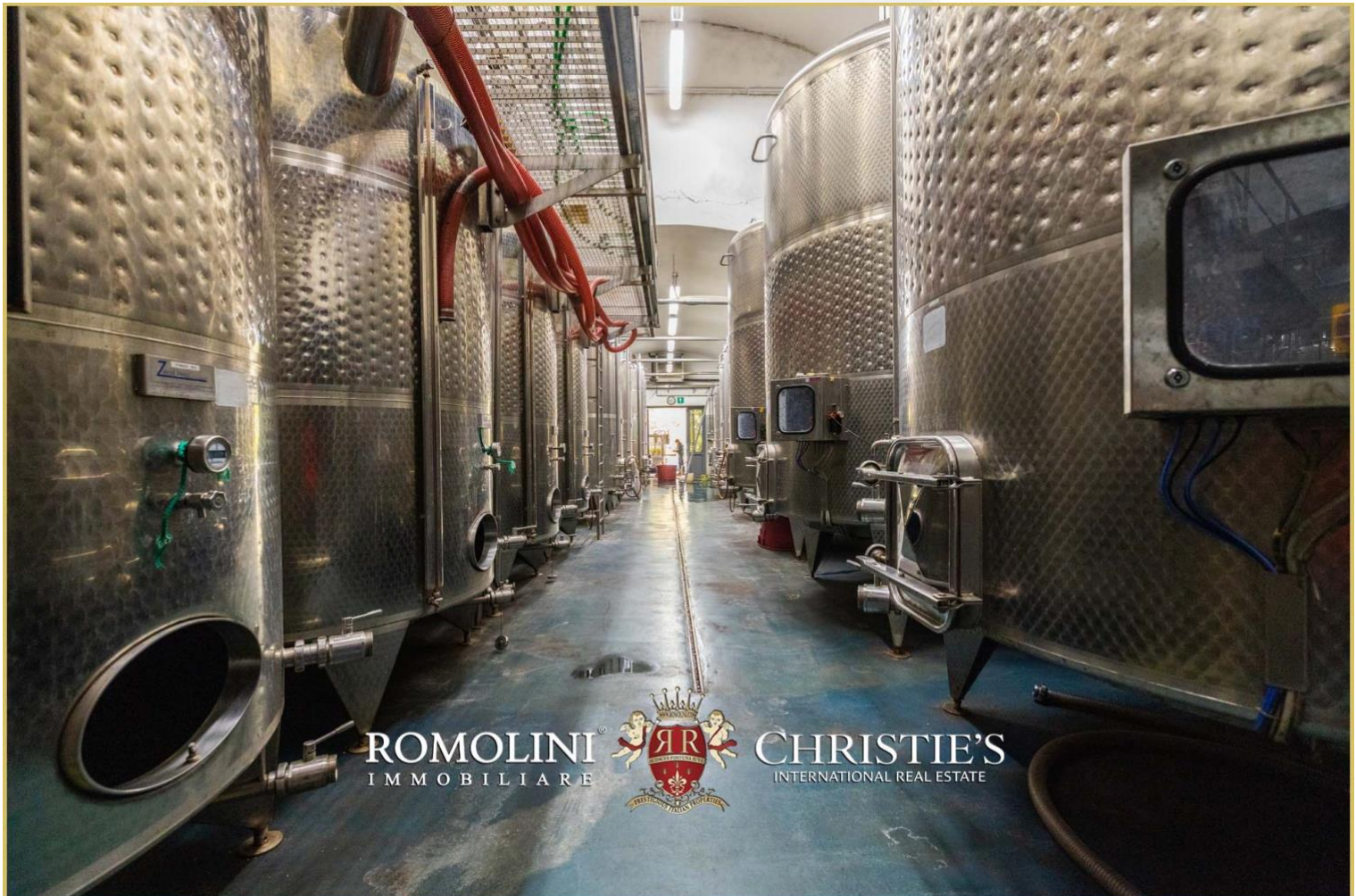
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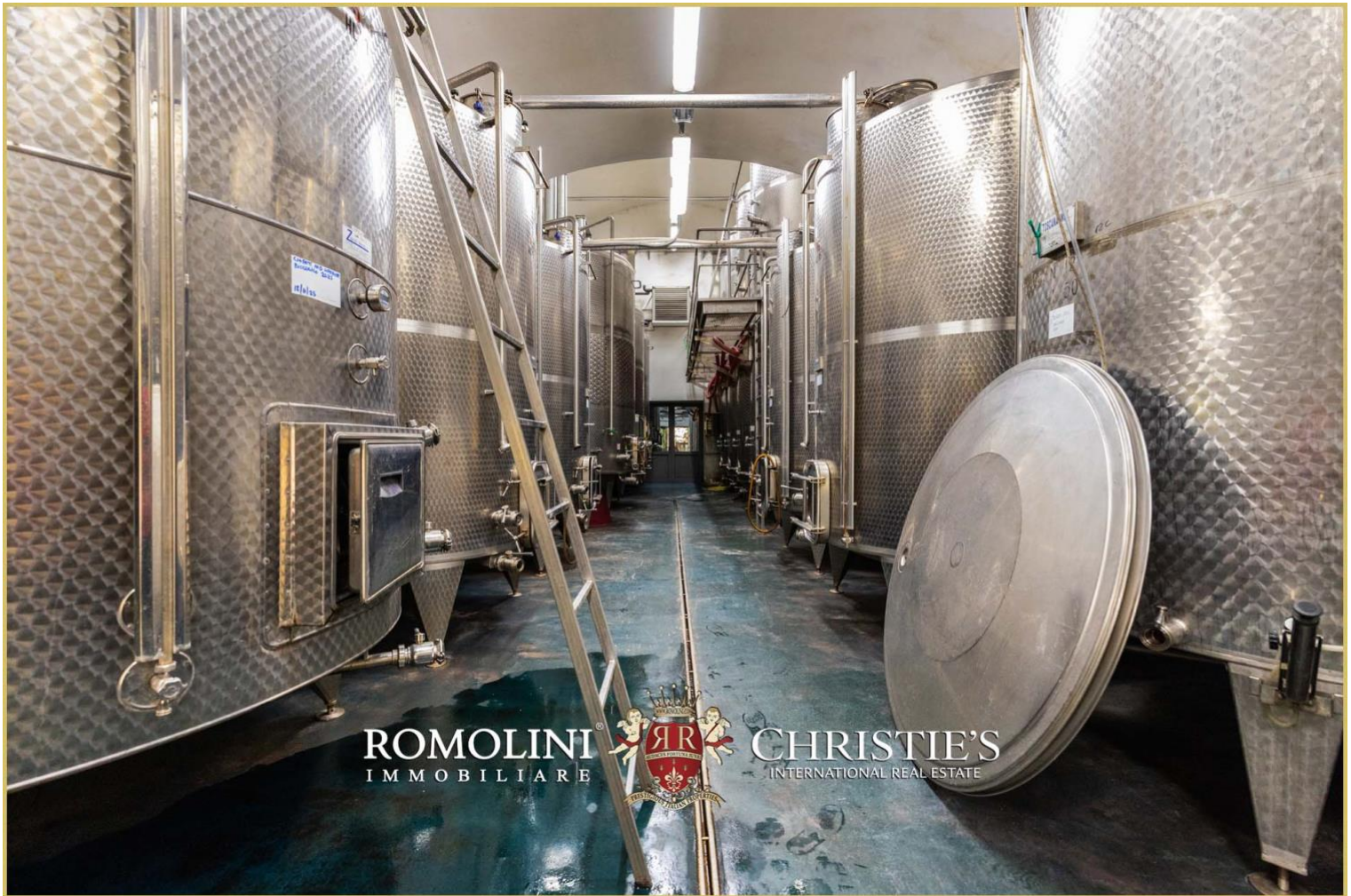
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)