

Ref. 1335 – AGRICOLA MONTESPERTOLI

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WINERY WITH CHIANTI COLLI FIORENTINI VINEYARDS FOR SALE IN FLORENCE, TUSCANY

Montespertoli – Florence – Tuscany



Interiors
1,505 sqm

Bedrooms
5+

Bathrooms
5+

Total land
77.1 ha

Vineyards
19.7 ha

Bottles of wine
100,000 max

Olive grove
1,000 trees

Oil
1,500 kg

In Tuscany, on the hills of Chianti Fiorentino, just a few km from Montespertoli, 77.1-ha organic estate with Chianti DOCG vineyards (19.8 ha), wine cellar and rustic farmhouse to be restored. Excellent opportunity for those looking for an established winery with potential for developing an accommodation business.

SUMMARY OF THE PROPERTY

REFERENCE #: 1335 – AGRICOLA MONTERSPERTOLI

TYPE: organic wine estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 1,505 square meters (15,526 square feet)

TOTAL ROOMS: 15

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: country house

MAIN FEATURES: stone walls, wooden beams, wine cellar, country house to be restored, olive grove, Chianti DOCG vineyards, organic certification

EXTERIORS: 77.1 hectares (190.5 acres)

VINEYARDS: 19.7 hectares (48.7 acres)

WINE PRODUCTION: up to 100,000 bottles / year

OLIVE GROVE: 1,000 trees

OIL PRODUCTION: around 1,500 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + solar panels

CLOSEST CITIES AND TOWNS

Montespertoli (8km; 10'), Certaldo (12km; 20'), Poggibonsi (20km; 27'); Empoli (23km; 31'); San Gimignano (24km; 35'), Colle Val d'Elsa (28km; 35'), Greve in Chianti (30km; 40'), Florence (37km; 45'), Volterra (49km; 1h), Siena (51km; 55'), Lucca (80km; 1h 20'), Pisa (81km; 1h 10'), Livorno (89km; 1h 15'), Arezzo (98km; 1h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (35km; 35'), Pisa G. Galilei (77km; 1h), Bologna G. Marconi (125km; 2h 20'), Perugia San Francesco (164km; 2h 5'), Roma Ciampino (309km; 3h 10'), Roma Fiumicino (322km; 3h 15')

AGRICOLA MONTESPERTOLI

In **Tuscany**, on the hills of **Chianti Fiorentino**, just a few km from **Montespertoli**, 77.1-ha **organic estate** with **Chianti DOCG vineyards** (19.8 ha), wine cellar and rustic farmhouse to be restored. Excellent opportunity for those looking for an established winery with potential for developing an **accommodation business**.

The property, which is not far from other buildings, is accessible via a paved road. **Montespertoli** is within easy reach of the most beautiful towns and villages in **Tuscany** such as e.g. San Gimignano (24km), Firenze (37km), Volterra (49km), Siena (51km), Lucca (80km), Pisa (81km).

DESCRIPTION OF THE BUILDINGS

The **business center** (928 sqm – 9,985 sqft) is laid over two levels. On the lower floor is the **wine cellar** with a capacity of approximately 2,000 hl (cement and fiberglass vats), while the upper floor houses all the administrative offices, various warehouses and the bottling line. The building also includes two rooms to be renovated where the ageing barrels were once located.

An **old farmhouse** (515 sqm – 5,541 sqft) is a rustic multi-floor building that includes several storages and three apartments (totaling 276 sqm) to be restored. Two of these units could easily be adjoined to create a much larger dwelling.

EXTERIOR AND AGRICULTURAL PRODUCTIONS

The estate covers a total surface of **77.1 hectares (190.5 acres)**, split among vineyards (19.7 ha), olive grove (7.9 ha) and Mediterranean woodland (36.8 ha). Generous expanses of unused land (approx. 12.5 ha) could be used to further expand the vineyards or plant new crops. All the operations are carried out with rigorous **organic methods**, certified by the EU.

The 19.7 hectares of vineyard (set at an altitude ranging from 150 m and 250 m asl) are almost entirely registered as **Chianti DOCG** (19.2 ha) and ensure an average yield of 8.5 tons of grapes per hectare. Yearly production is around 100,000 bottles of wine but this could be further increased by buying the neighboring vineyards which would boost production up to 120,000 bottles per year.

- **Vineyard surface:** 19.7 hectares (19.2 ha Chianti Colli Fiorentini DOCG + 0.5 ha IGT)
- **Varieties:** Sangiovese (78.6 %), Cabernet Sauvignon (8.0%), Merlot (5.5%), Vermentino (3.4%), Colorino (2.4%), Trebbiano (1.0%), Verde (0.7%), Malvasia Bianca (0.4%)
- **Altitude:** 150 – 250 m asl
- **Training:** pruned-spur cordon (15.7 ha) + Guyot (4.0 ha)
- **Yearly production:** up to 100,000 bottles (750 hl)

The huge olive grove (7.9 ha) features over **1,000 trees** of Frantoio, Leccino, Moraiolo and Pendolino varieties and is located in a spot that would allow obtaining the denomination **DOP Colli Fiorentini** for the oil. Yearly production, accounting for the high variability due to environmental factors, ranges around 1,500 kg of extra-virgin olive oil.



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