

Ref. 1347 – **CASTELLO CHIANTI WINERY**
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CASTLE WITH CHIANTI CLASSICO VINEYARDS FOR SALE IN GAIOLE, TUSCANY

Gaiole in Chianti – Siena – Tuscany

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Interiors
 2,420 sqm

Bedrooms
 8 (up to 10)

Bathrooms
 7 (up to 10)

Swimming pool
 18 x 9 m

Total land
 48.6 ha

Vineyards
 12.1 ha

Bottles of wine
 100,000 max

Olive grove
 4.2 ha

In the heart of Chianti Classico, in the center of a small medieval village, winery with castle for sale. This unique property offers 360-degree views of the surrounding hills, just 12 km from Siena. The estate covers about 48.6 hectares that include a Chianti Classico DOCG vineyard (12.1 ha) and a small olive grove (4.2 ha).



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SUMMARY OF THE PROPERTY

REFERENCE #: 1347 – CASTELLO CHIANTI WINERY

TYPE: wine estate with castle

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 2,420 square meters (26,039 square feet)

TOTAL ROOMS: 40

BEDROOMS: 8 (up to 10)

BATHROOMS: 7 (up to 10)

ANNEXES: underground garage, wine cellar

MAIN FEATURES: stone and brick buildings, exposed stone, brick arches, terracotta flooring, ceilings with chestnut beams and terracotta tiles, courtyard, terrace, security system, modern wine cellar, park, Chianti Classico vineyards, olive grove

EXTERIORS: 48.6 hectares (120.1 acres)

VINEYARDS: 12.1 hectares (29.9 acres)

WINE PRODUCTION: up to 100,000 bottles / year

GARDEN: yes, well maintained

SWIMMING POOL: 18 x 9 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + Artesian well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (4km; 10'), Siena (12km; 20'), Castelnuovo Berardenga (15km; 25'), Gaiole in Chianti (16km; 25'), Rapolano Terme (31km; 30'), Greve in Chianti (38km; 55'), Poggibonsi (43km; 50'), Lucignano (48km; 40'), San Gimignano (53km; 1h 10'), Montalcino (55km; 1h), Cortona (73km; 1h), Arezzo (74km; 1h 10'), Castiglione del Lago (79km; 1h), Florence (82km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (91km; 1h 20'), Perugia San Francesco (117km; 1h 25'), Pisa G. Galilei (129km; 2h), Bologna G. Marconi (179km; 2h 10'), Roma Ciampino (247km; 2h 30'), Roma Fiumicino (265km; 2h 40')

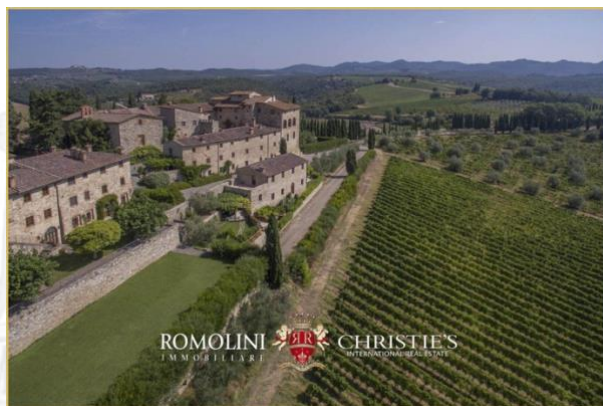
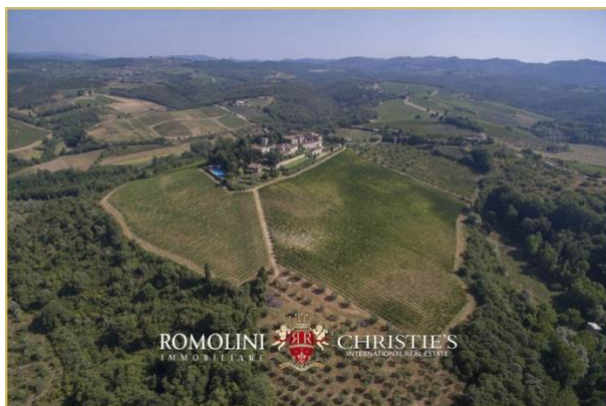
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CASTELLO CHIANTI WINERY

In the heart of **Chianti Classico**, in the center of a **small medieval village**, **winery** with **castle** for sale. This unique property offers **360-degree views** of the surrounding hills, just 12 km from Siena. The estate covers about **48.6 hectares** that include a **Chianti Classico DOCG vineyard** (12.1 ha) and a small **olive grove** (4.2 ha).



It was in Gaiole, a charming town of 2,700 inhabitants, that **Baron Bettino Ricasoli** developed the Chianti Classico formula for four mixed grape varieties in 1872. Basic services are all available in the nearby town (4km; 10') or by going directly to the city of Siena (12km; 20') where one can find all the amenities one might need.

DESCRIPTION OF THE BUILDINGS

Inside the **castle** (1,420 sqm – 15,279 sqft) are currently 8 bedrooms, 7 bathrooms, kitchen, hall, dining room, multiple reception halls and the historical wine cellar that includes a Roman wall. By converting some of the service rooms one could easily create up to 10 bedrooms and 10 bathrooms to be used for accommodation. The complex also includes a guest wing with separate entrance, featuring a kitchen, living/dining rooms, three bedrooms and two bathrooms.



The oldest written evidence of the castle dates back to the year **912 CE**, but in the property some Etruscan finds and a Roman wall were found, proving that there was some sort of settlement in the area long before the Middle Ages. For centuries the castle had been contended by Siena and Florence in their long-lasting war until in the 1450s it ultimately passed into Florentine possession. With the defeat of the Sienese Republic in 1559 the castle lost its military and strategic function and ended up in the hands of the powerful Florentine family **Ricasoli** who converted the complex into a private farm. The buildings were then progressively abandoned until in 1994 the new owners undertook a massive renovation of the complex.

The castle, located inside a medieval village, has been carefully restored with nice materials, respecting the traditional Tuscan materials and the original structures, but adding also services

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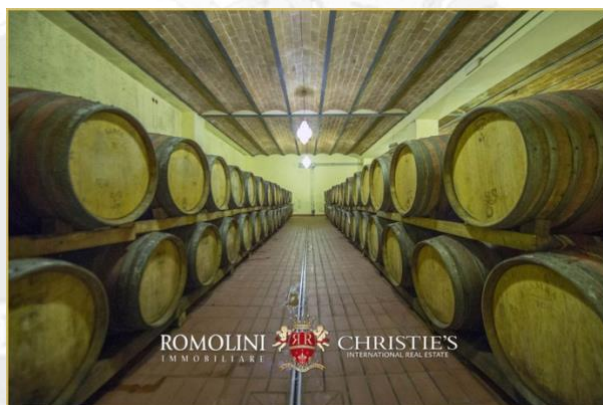
and up-to-date systems. Moreover, during the restoration, most of the vineyards were re-planted with new clones of Sangiovese.

Internally, the property has exposed stone walls, brick arches, terracotta floorings, ceilings with chestnut beams and terracotta tiles, while externally it features stone and brick walls, thermally insulated window frames in chestnut with internal shutters in Tuscan style. It is equipped with the most up-to date electrical, plumbing and heating systems, and it has a security system. The bathrooms are particularly well-finished and well equipped.

The **new wine cellar** (1,000 sqm – 10,760 sqft) was built in 2001 and is a more modern building better suited to new winemaking techniques and processes. In the same building are the offices and an impressive tasting room. The wine cellar is equipped with modern stainless-steel machineries, barriques, tonneaux. Fermentation takes place in computer-controlled steel vats.

EXTERIORS AND WINE PRODUCTION

The estate in its entirety covers about **48.6 hectares (120.1 acres) of land** more than half of which is covered by forest (28.3 ha). Around the castle, the buildings can count on about **4,200 sqm of garden**, which houses, on one of the terraces, the **18 x 9 m Infinity pool** with panoramic views of the surrounding vineyards.

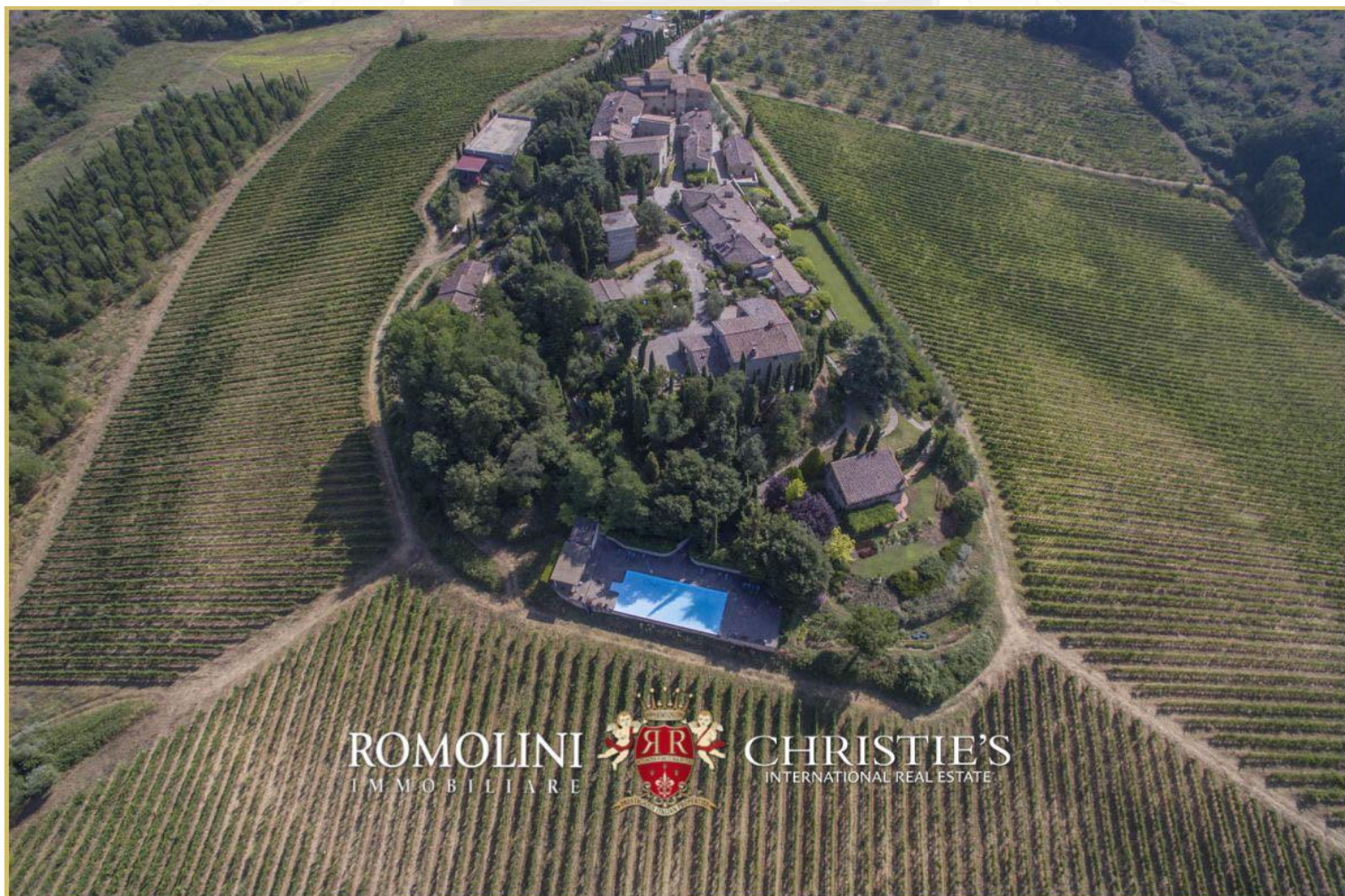
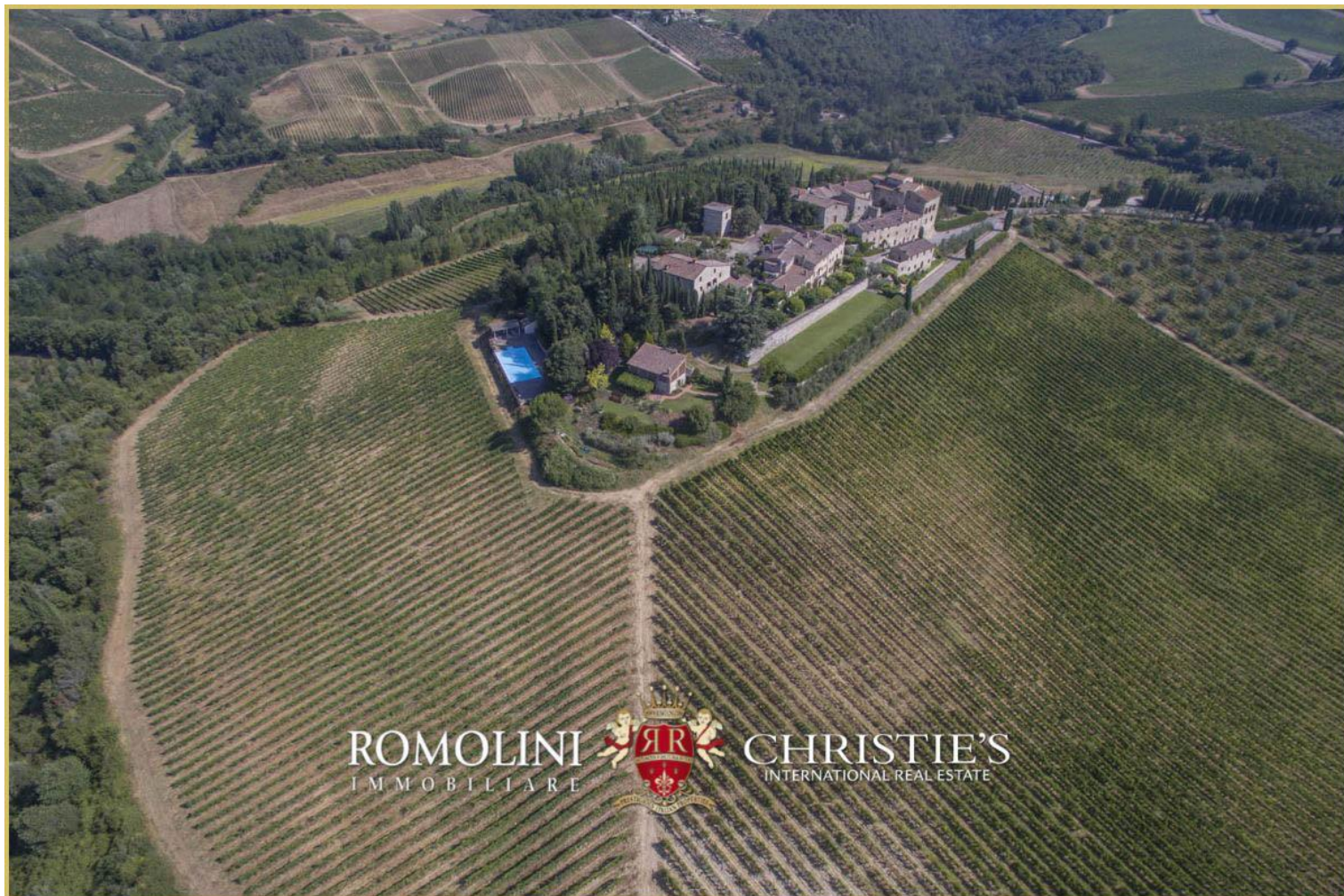


Agricultural activity focuses on the **vineyards** (12.1 ha), which are fully registered as **Chianti Classico DOCG**, and currently produce red wines, vinsanto and two types of grappa.

- **Surface:** 12.1 hectares (Chianti Classico DOCG)
- **Varieties:** Sangiovese (72%), Cabernet Sauvignon (6%), Merlot (10%), Canaiolo (6%), Malvasia (6%)
- **Altitude:** 280 - 320 m asl
- **Training:** Guyot (4,000 - 5,000 vines / ha)
- **Soil composition:** calcareous and medium-textured soil, with a good quantity of clay, sand and tuff
- **Yearly production:** around 65,000 bottles (up to 100,000)

The remaining part of the estate includes an **olive grove** (4.2 ha) and several patches of **arable land** (roughly 3.5 ha) which could be used to further expand the existing vineyards.



























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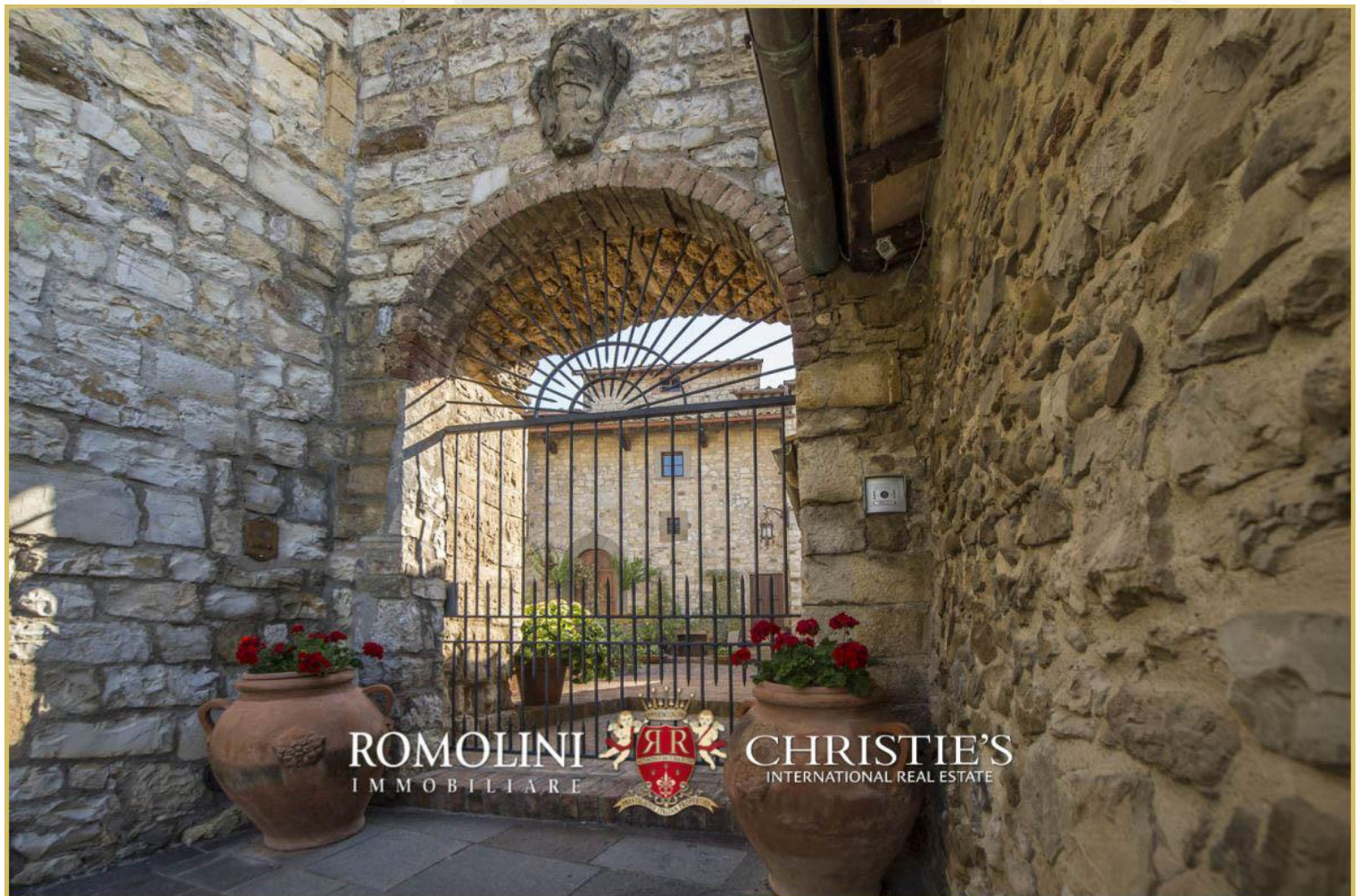
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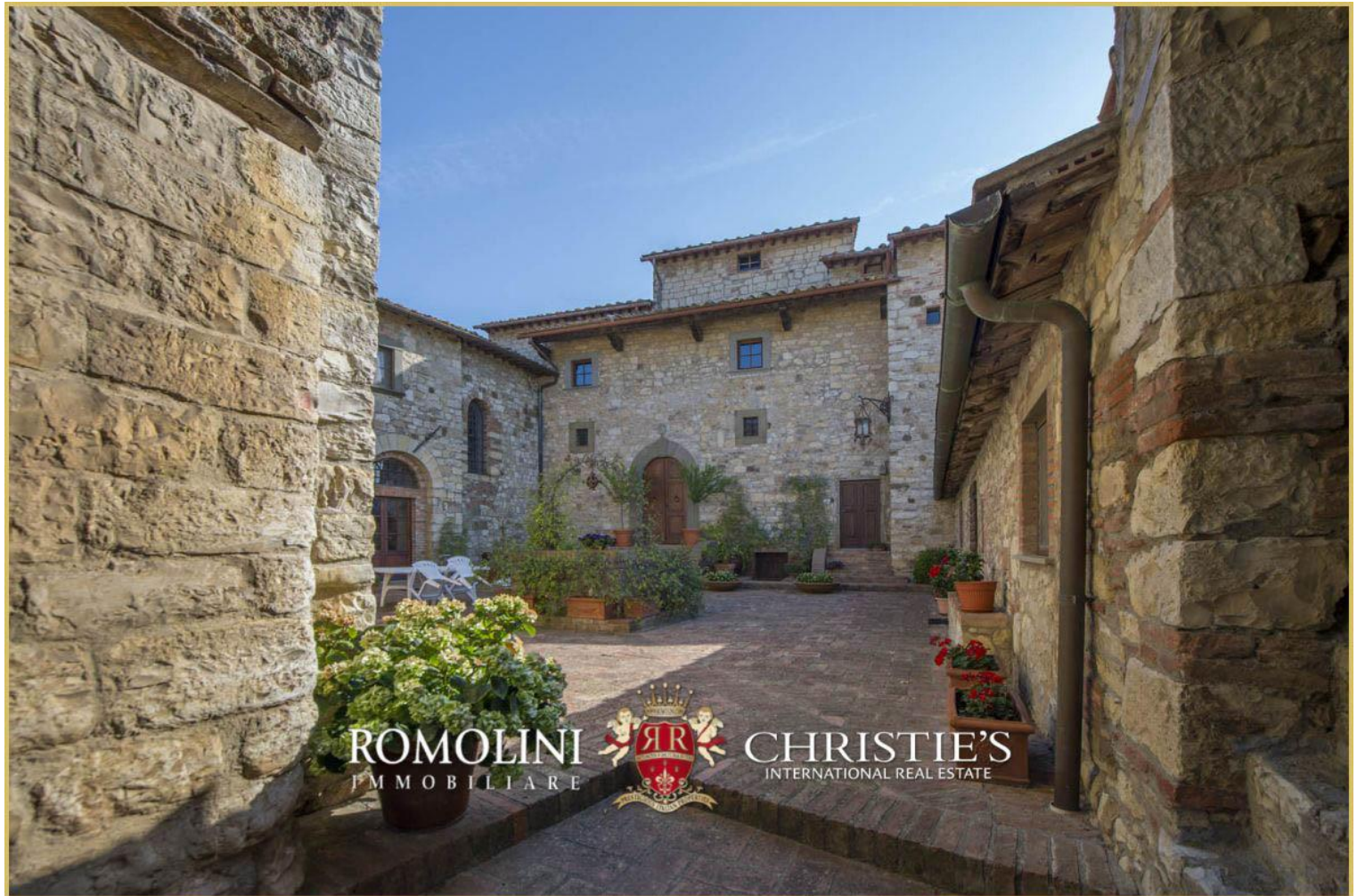


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