

Ref. 1359 – **BORGO GALLO NERO**

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CHIANTI CLASSICO WINE ESTATE FOR SALE IN GREVE, TUSCANY

Greve in Chianti – Florence – Tuscany

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Interiors 2,314 sqm	Bedrooms 17+	Bathrooms 14+	Swimming pool 12 x 6 m 8 x 6 m
Total land 136.6 ha	Vineyards 19.7 ha	Bottles of wine 130,000 max	Olive grove 4,000 trees

In a panoramic position in the hills of Chianti Classico, not far from Greve in Chianti and Florence, 136.6 ha wine estate with Agriturismo for sale. The property (more than 2,300 sqm) consists of several buildings that include the wine cellar, six apartments and warehouses. Pillars of the estate are the vineyards (19.7 ha) and olive grove (4,000 trees), which allow the production of wine and oil of the highest quality.

SUMMARY OF THE PROPERTY

REFERENCE #: 1359 – BORGO GALLO NERO

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 2,314 square meters (24,888 square feet)

TOTAL ROOMS: 48

BEDROOMS: 17+

BATHROOMS: 14+

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone walls, original terracotta and stone floors, wood-beamed ceiling, brick arches, manorial chapel, fireplaces, swimming pools, wine cellar, Chianti Classico DOCG vineyard, olive grove, development potential

EXTERIORS: 136.6 hectares (337.5 acres)

VINEYARDS: 19.7 hectares (48.7 acres)

WINE PRODUCTION: up to 1,000 hl / year

OLIVE GROVE: 4,000 trees

OIL PRODUCTION: 5,000 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m | 8 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Greve in Chianti (5km; 10'), Radda in Chianti (23km; 35'), Castellina in Chianti (24km; 35'), Figline Valdarno (25km; 45'), Firenze (30km; 50'), Colle Val d'Elsa (43km; 45'), San Gimignano (47km; 1h), Siena (50km; 1h 15'), Volterra (69km; 1h 20'), Arezzo (69km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (38km; 45'), Pisa G. Galilei (91km; 1h 25'), Bologna G. Marconi (126km; 1h 35'), Perugia San Francesco (171km; 2h 15'), Rome Fiumicino (314km; 3h 20'), Rome Ciampino (320km; 3h 20')

BORGO GALLO NERO

In a panoramic position in the hills of **Chianti Classico**, not far from **Greve in Chianti** and **Florence**, **136.6 ha** wine estate with **Agriturismo** for sale. The property (more than 2,300 sqm) consists of several buildings that include the wine cellar, six apartments and warehouses. Pillars of the estate are the **vineyards** (19.7 ha) and **olive grove** (4,000 trees), which allow the production of wine and oil of the highest quality.

The town of Greve is about a ten-minute drive from the property and offers all basic services (bars, restaurants, pharmacy, supermarkets, banks, post office). However, the location of the estate is very convenient and allows to reach most of the art cities of **Tuscany** in less than an hour (Florence, Siena, Volterra, San Gimignano, Arezzo...).

DESCRIPTION OF THE BUILDINGS

The hamlet consists of several buildings, all close together and with easy access, divided into various areas used for living quarters, warehouses and wine production rooms. The small hamlet dates back to the **18th century**, the manor house was built in the early 20th century. The buildings used for agritourism have been renovated in recent times and are in good condition, while the sheds and agricultural stores are in need of renovation.

The **old manor house** (572 sqm – 6,155 sqft, 4 bedrooms and 3 bathrooms) houses the old cellars, including the business offices, the deconsecrated chapel and two apartments:

- **Apt. A:** dining room with kitchen, living room, two bedrooms and two bathrooms;
- **Apt. B:** living room, kitchen, two bedrooms and bathroom.

The **Agriturismo** (1,030 sqm – 11,083 sqft, 13 bedrooms and 11 bathrooms) is a large building, arranged mostly lengthwise, with five apartments and various storage rooms on the ground floor.

- **Apt. C:** living room, dining room, kitchen, studio, five bedrooms and four bathrooms;
- **Apt. D:** living room with kitchen, three bedrooms and two bathrooms;
- **Apt. E:** living room with kitchen, three bedrooms and two bathrooms;
- **Apt. F:** living room with kitchen, two bedrooms and three bathrooms.

For the accommodation business the property has **two swimming pools (12 x 6 m and 8 x 6 m)**.

The **wine cellar** (363 sqm – 3,906 sqft) is a newly constructed building consisting of two large rooms that are used for the processing and transformation of grapes and storage of wines.

A **storage room** (100 sqm – 1,076 sqft), a convenient **vehicle shed** (71 sqm – 764 sqft) and a **large warehouse** (177 sqm – 1,904 sqft) to be renovated complete the property.

EXTERIORS

The estate covers a total of **136.6 hectares (337.5 acres)** lying on the rolling hills of Chianti. Much of the estate is covered by woods (78.6 ha) and chestnut groves (7.2 ha). The currently unexploited portions (about 10.7 ha) could be used to increase wine and oil production.

The **vineyard** (19.7 ha) is mostly registered in **Chianti Classico DOCG** (16.7 ha) with a small portion in **Toscana IGT** (3.0 ha). About half of the production is bottled (20,000 bottles), while the rest of the product is sold in bulk (187 hl).

The **olive grove** (20.2 ha) also plays an important role on the farm: with its **4,000 trees** of Frantoio, Leccino and Moraiolo varieties, it allows the production of about 5,000 kg of excellent Tuscan extravergint oil each year.



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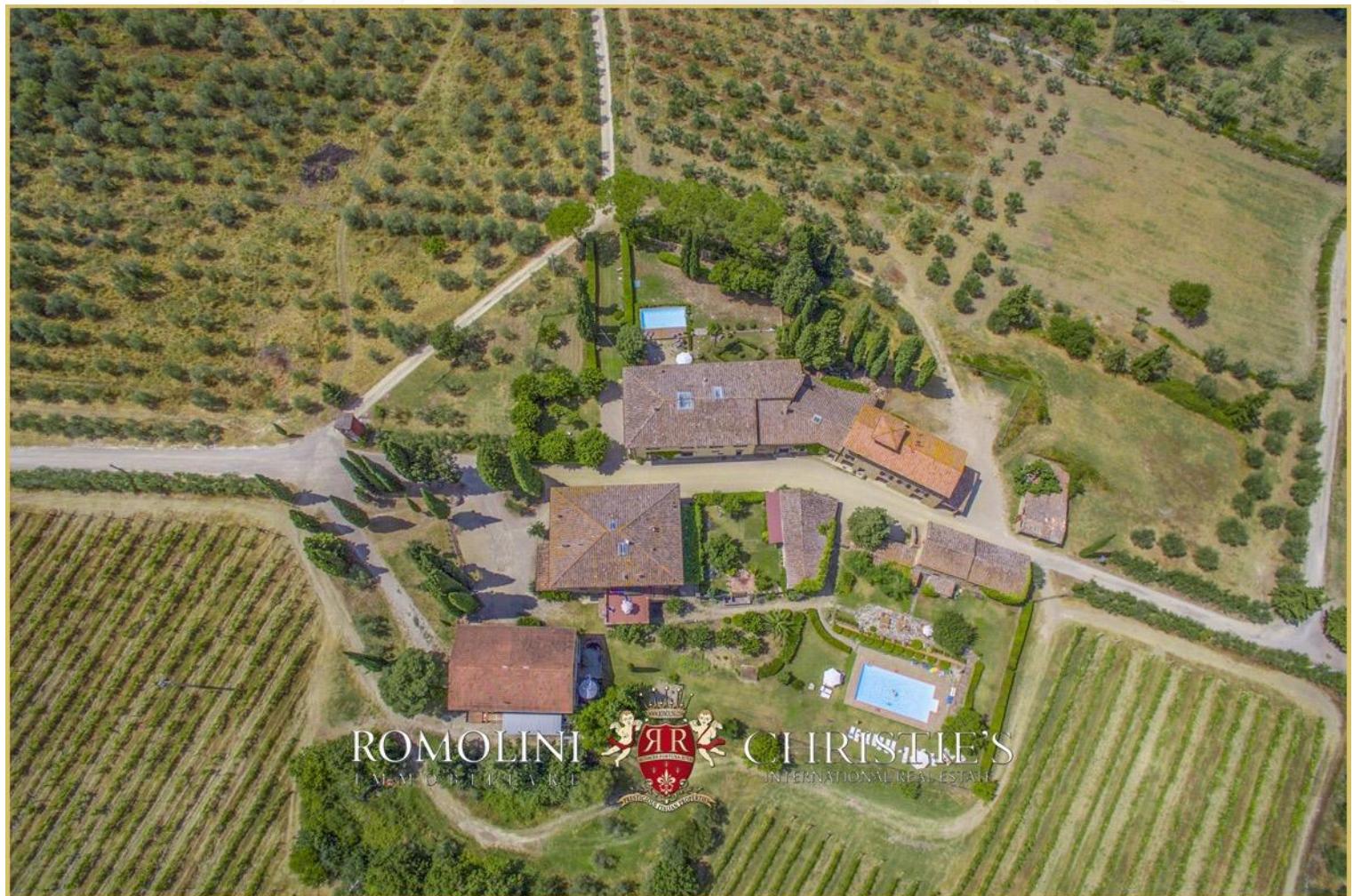
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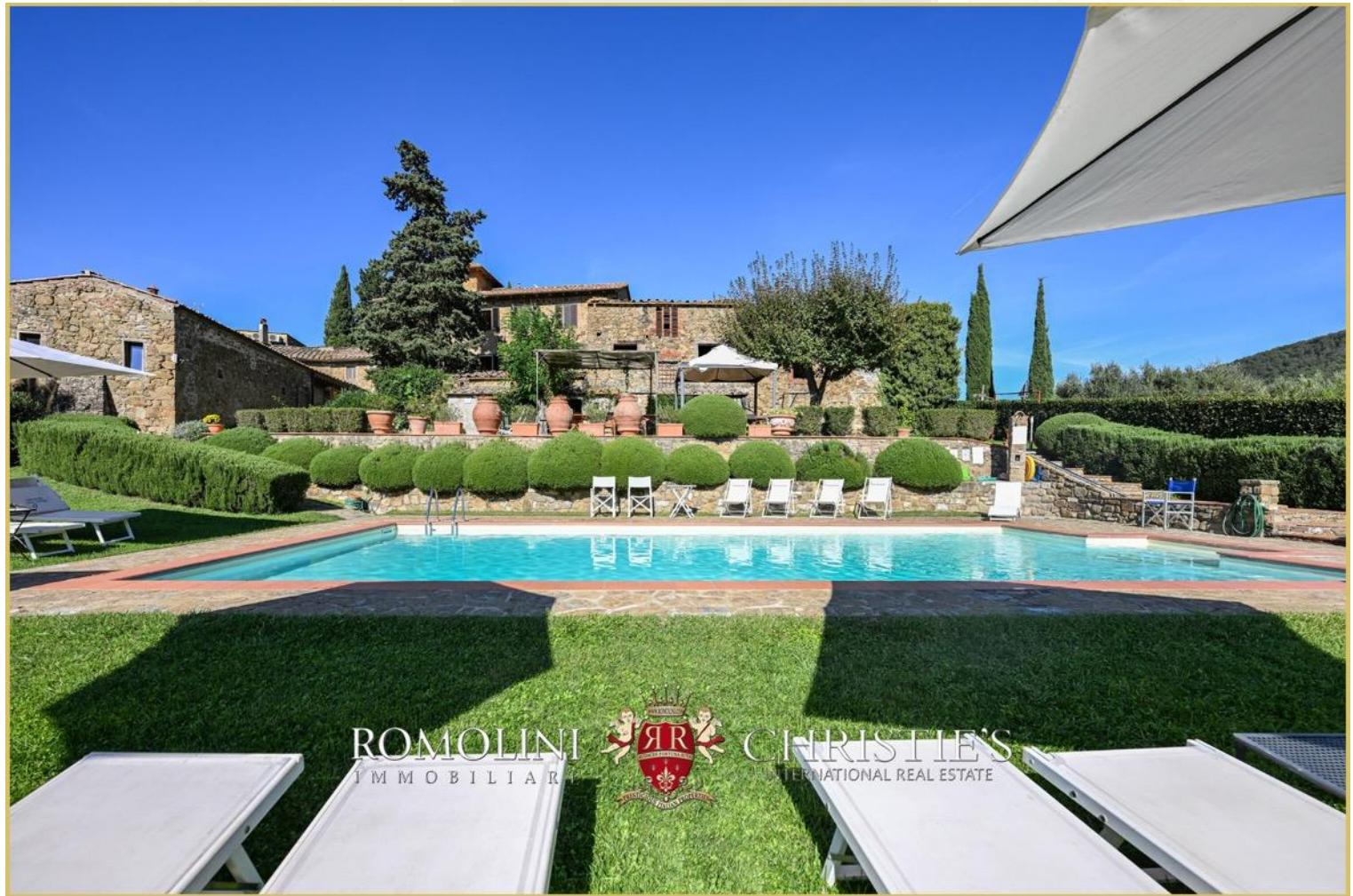
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