



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1360 – TENUTE SAN GALLO

[www.romolini.co.uk/en/1360](http://www.romolini.co.uk/en/1360)

## ORGANIC 135.6-ha WINE ESTATE FOR SALE IN CHIANTI CLASSICO, CASTELLINA

Castellina in Chianti – Siena – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors 4,802 sqm	Bedrooms 10+	Bathrooms 10+
<b>Total land</b> 135.6 ha	<b>Vineyards</b> 33.3 ha	<b>Bottles of wine</b> 415,000 max
		<b>Olive grove</b> 4.7 ha
		<b>Oil</b> 2,100 kg

In Tuscany, on the hills of Chianti Classico, 135.6-hectare organic winery with hamlet, small Agriturismo, manorial villa, vineyards (33.3 ha) and olive grove (4.7 ha). Yearly production currently ranges around 75,000 bottles of wine (with a potential of up to 415,000). The manorial villa could be easily reworked into a boutique tourist accommodation with minimal works that would allow to further increase the yearly income of the property.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1360 – TENUTE SAN GALLO

**TYPE:** organic wine estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 4,802 square meters (51,669 square feet)

**TOTAL ROOMS:** 30+

**BEDROOMS:** 10+

**BATHROOMS:** 10+

**SWIMMING POOL:** no, but possible

**MAIN FEATURES:** manorial villa, equipped wine cellar, ceilings with wooden beams and terracotta tiles, stone walls, brick arches, Chianti Classico vineyards, DOP olive grove, wine cellar, guest apartment

**TOTAL LAND:** 135.6 hectares (335.1 acres)

**VINEYARD:** 33.3 hectares (82.3 acres)

**WINE PRODUCTION:** up to 415,000 bottles

**OLIVE GROVE:** 4.7 hectares (11.6 acres)

**OLIVE OIL PRODUCTION:** up to 2,100 kg

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Poggibonsi (8km; 10'), Castellina in Chianti (10km; 15'), Colle Val d'Elsa (13km; 20'), Monteriggioni (14km; 25'), San Gimignano (19km; 35'), Siena (29km, 35'), Greve in Chianti (30km; 45'), Gaiole in Chianti (33km; 50'), San Casciano in Val di Pesa (35km; 35'), Volterra (39km; 55'), Florence (48km; 55'), Castelnuovo Berardenga (50km; 45'), Pienza (81km; 1h 30'), Montepulciano (90km; 1h 20'), Pisa (97km; 1h 30'), Arezzo (100km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (56km; 50'), Pisa G. Galilei (94km; 1h 30'), Grosseto C. Baccarini (104km; 1h 30'), Bologna G. Marconi (144km, 1h 40'), Perugia San Francesco (144km; 1h 50'), Roma Ciampino (271km; 2h 55'), Roma Fiumicino (289km; 3h)

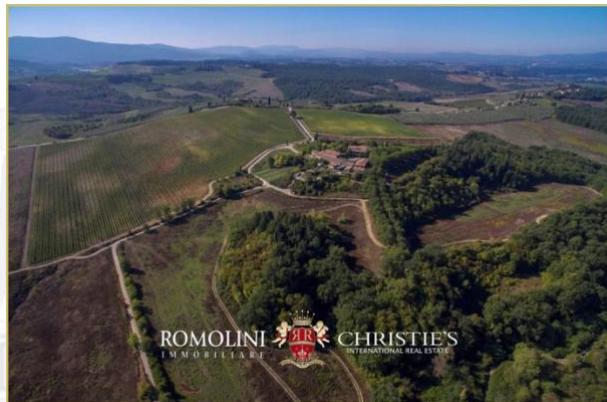


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## TENUTA DEL GALLO

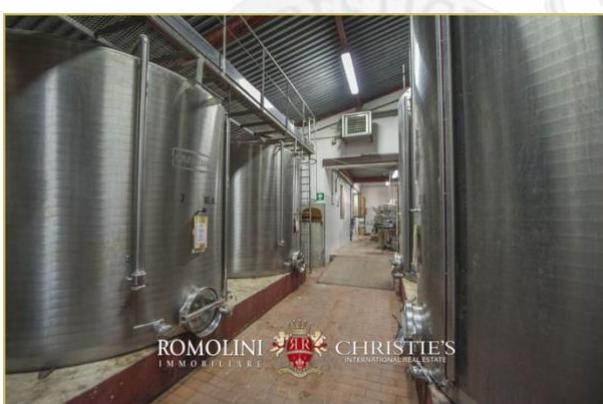
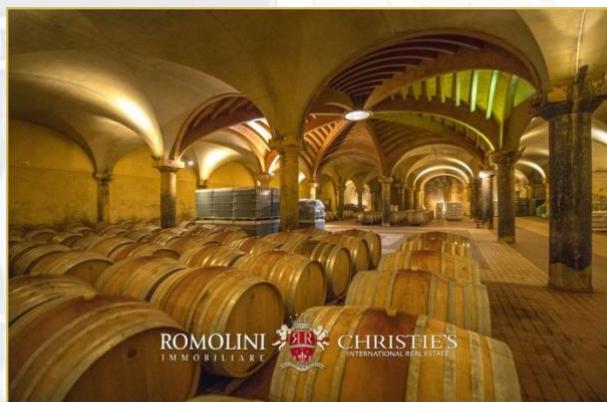
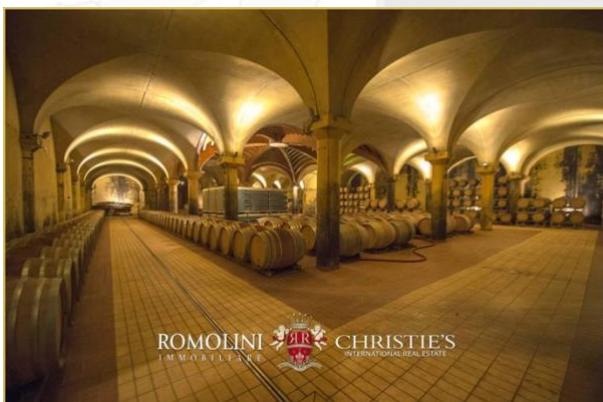
In **Tuscany**, on the hills of **Chianti Classico**, **135.6-hectare organic winery** with hamlet, small **Agriturismo**, manorial villa, **vineyards (33.3 ha)** and **olive grove (4.7 ha)**. Yearly production currently ranges around 75,000 bottles of wine (with a potential of up to 415,000). The manorial villa could be easily reworked into a boutique tourist accommodation with minimal works.



From the property one can easily visit many of the most interesting and notable cities of **Tuscany** such as Castellina in Chianti, San Gimignano, Siena, Greve in Chianti, Volterra and Florence.

## DESCRIPTION OF THE BUILDINGS

The property is made up of several buildings connected into a characteristic hamlet dating back to the Middle Ages (around the 11<sup>th</sup> century) and recently restored by the owners who masterfully preserved the original look of the estate.



The hamlet includes a stunning **wine cellar** (2,077 sqm – 22,348 sqft), an elegant **manorial villa**



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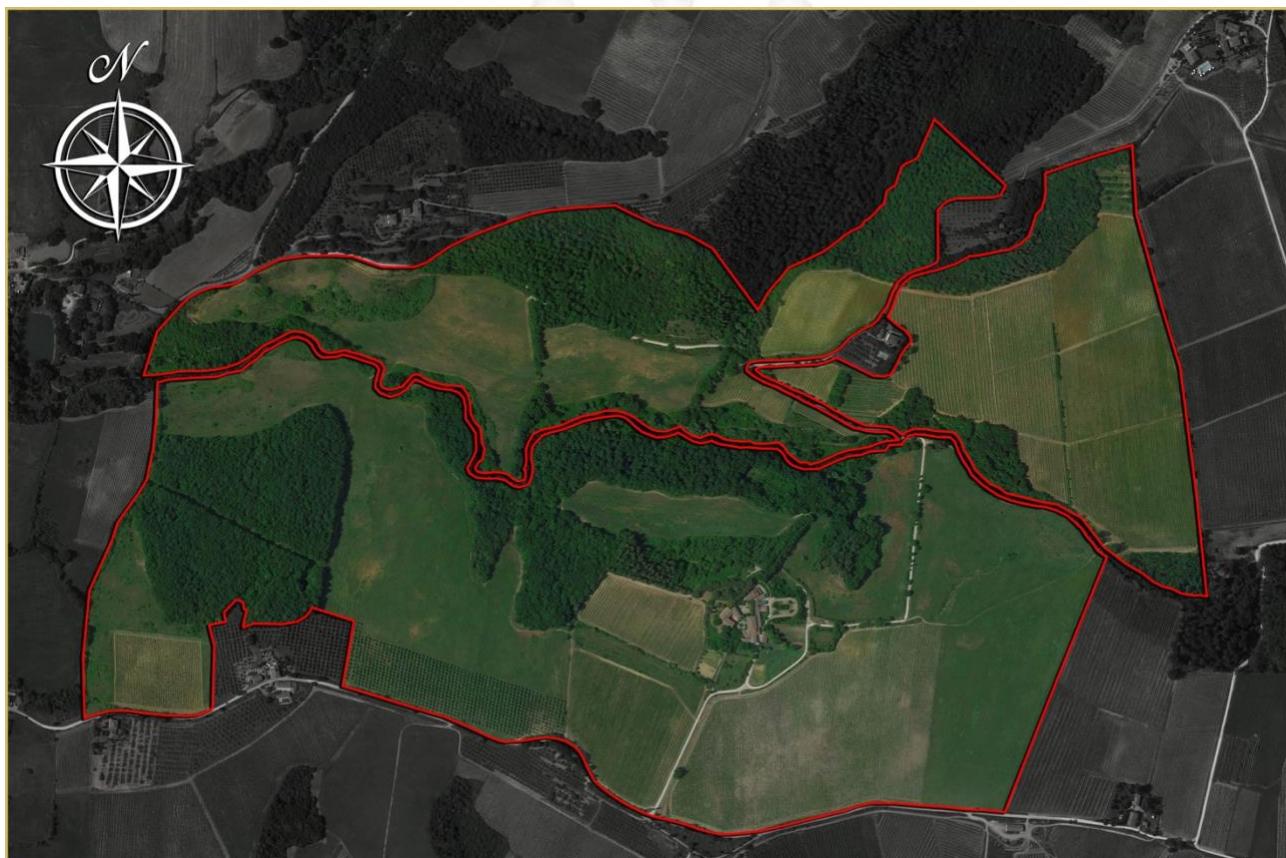
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(1,228 sqm – 13,213 sqft) for the owners and various other buildings (1,497 sqm – 16,108 sqft) such as **offices**, **wine tasting area**, **warehouses** and a house with **two apartments** (one inhabited by the keepers, the other rented out to tourists and vacationers).

## EXTERIORS

The property spans over **135.6 hectares (335.1 acres)** split among **vineyards** (33.3 ha), **olive groves** (4.7 ha), **arable land** (47.4 ha suitable for planting more vineyards and/or crops) and **woodland** (48.2 ha).

All the activities are tended to with **organic methods**.



## DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 33.3 hectares (15.3 ha Chianti Classico DOCG + 18.0 ha Toscana IGT)
- **Varieties:** Sangiovese, Merlot, Petit Verdot, Cabernet Sauvignon, Sauvignon Blanc, Chardonnay
- **Altitude and exposure:** 250 – 550 m (south-southwest)
- **Yearly production:** approximately 75,000 bottles (up to 415,000)
- **Reached market:** abroad (75%), Italy (25%)

## PRODUCED WINES

- **Chianti Classico DOCG:** 35,000 – 45,000 bottles (€ 6.00)
- **Chianti Classico DOCG Selezione:** 9,000 – 11,000 bottles (€ 12.00)
- **Toscana Rosso IGT:** 9,000 bottles (€ 3.50)
- **Toscana Rosso IGT:** 4,500 bottles (€ 16.00)
- **Toscana Rosso IGT:** 7,500 bottles (€ 8.00)
- **Toscana Bianco IGT:** 4,000 bottles (€ 7.00)

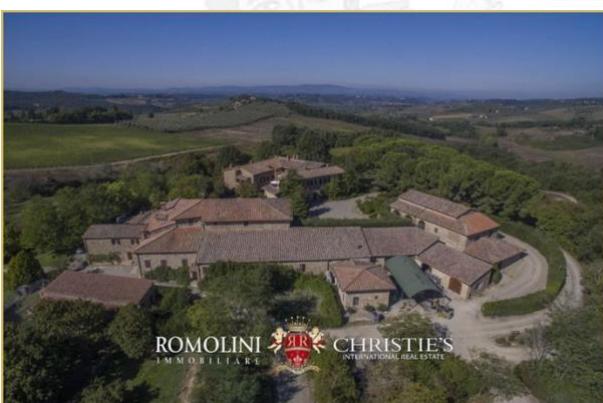


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## DETAILS ON OIL PRODUCTION

- **Surface:** 4.7 ha (1.3 ha DOP Chianti Classico + 3.4 ha DOP Chianti Colli Senesi)
- **Cultivars:** Correggiolo, Moraiolo and Leccino
- **Yearly production:** up to 2,100 kg
- **Price:** € 20.00 / liter





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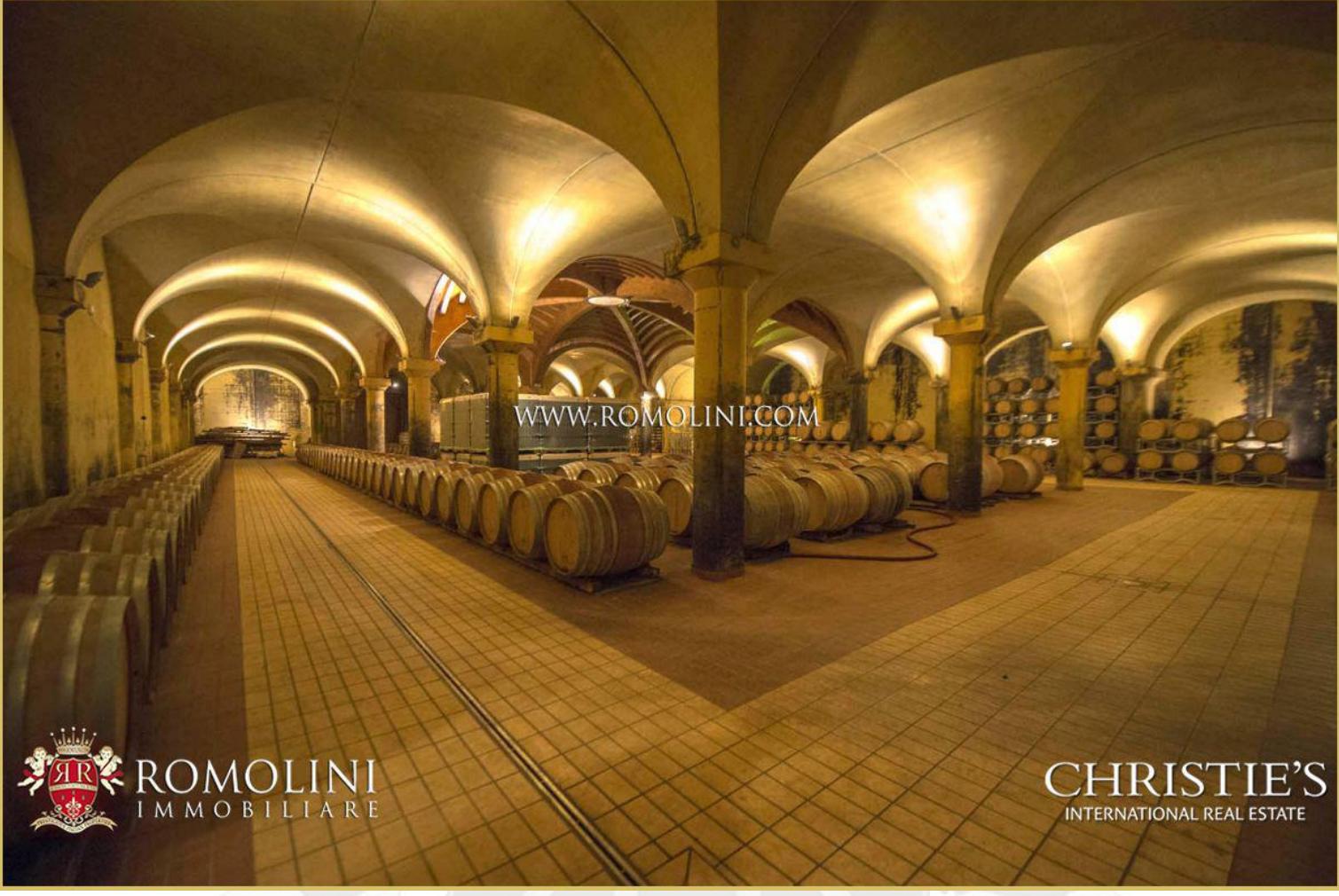


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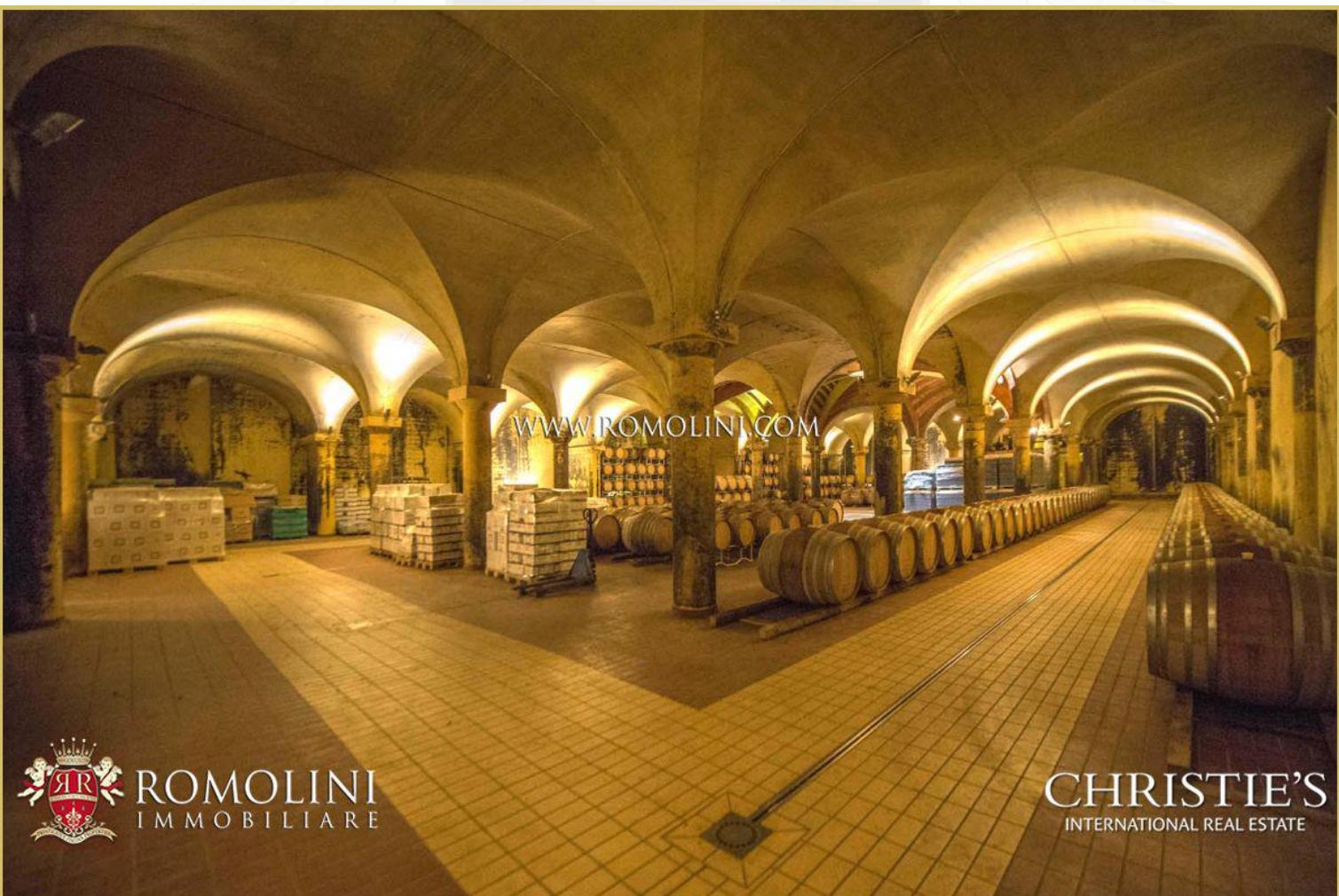


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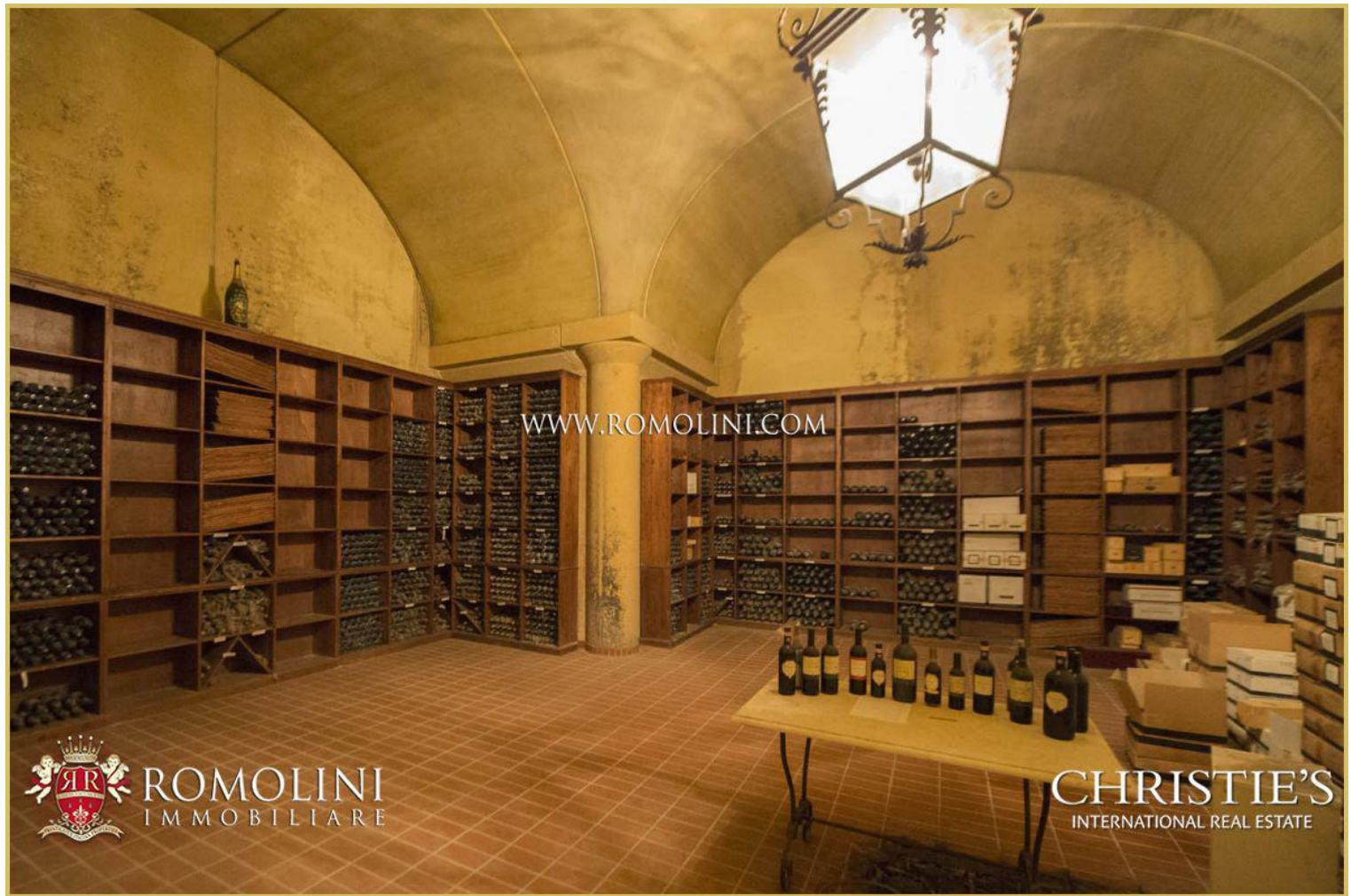


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