



Ref. 1364 – TENUTA BORGO TOSCANO

184-HA ESTATE WITH LUXURY VILLA, VINEYARDS AND BOUTIQUE HOTEL FOR SALE IN CHIANTI

Castellina in Chianti – Siena – Tuscany

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Interiors 3,625 sqm	Bedrooms 53	Bathrooms 52	Swimming pool 16 x 8 m
Land 183.9 ha	Vineyards 10.0 ha	Bottles of wine 70,000 max	Olive grove 3,000 trees

In Tuscany, in the heart of the Chianti Classico, luxury 183-hectare estate with 18th century manorial villa, Agriturismo and winery for sale. The property has been finely and tastefully restored to preserve its original charm and has been converted into a luxury boutique hotel offering 53 bedrooms and a wellness center. Agricultural production focuses on wine (67,000 bottles / year) and olive oil (2,000 kg / year).



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SUMMARY OF THE PROPERTY

REFERENCE #: 1364 – TENUTA BORGO TOSCANO

TYPE: wine estate, boutique hotel

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 3,625 square meters (39,006 square feet)

TOTAL ROOMS: 97

BEDROOMS: 53

BATHROOMS: 52

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone buildings, ceilings with wooden beams and terracotta tiles, vaulted ceilings, parquet floors, brick arches, exposed stone, stone staircase, fireplaces, video surveillance system

EXTERIORS: 183.9 hectares (454.4 acres)

VINEYARDS: 10.0 hectares (24.9 acres)

WINE PRODUCTION: 500 hl / year

OLIVE GROVE: 3,000 trees

OIL PRODUCTION: up to 2,000 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 16 x 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Castellina in Chianti (8km; 15'), Siena (21km; 25'), Colle Val d'Elsa (25km; 30'), Greve in Chianti (28km; 40'), Poggibonsi (30km; 30'), San Gimignano (40km; 50'), Montevarchi (43km; 1h), Rapolano Terme (47km; 40'), Florence (50km; 1h 5'), Volterra (53km; 1h 5'), Lucignano (64km; 55'), Arezzo (85km; 1h 25'), Pienza (87km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (58km; 55'), Pisa G. Galilei (109km; 1h 40'), Perugia San Francesco (134km; 1h 45'), Bologna G. Marconi (146km; 1h 55'), Roma Fiumicino (262km; 3h), Roma Ciampino (264km; 2h 50')

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TENUTA BORGO TOSCANO

In Tuscany, in the heart of the **Chianti Classico**, luxury 183-hectare estate with 18th century manorial villa, **Agriturismo** and winery for sale. The property has been finely and tastefully restored to preserve its original charm and has been converted into a **luxury boutique hotel** offering 53 bedrooms and a wellness center. Agricultural production focuses on **wine** (67,000 bottles / year) and **olive oil** (2,000 kg / year).

The property is set on the beautiful **Chianti Hills**, in a very quiet and private location with stunning views of the surrounding countryside, but not far from some of the most interesting and renowned cities of **Tuscany** (Siena, San Gimignano, Florence, Volterra...).

DESCRIPTION OF THE BUILDINGS

The property is made up of the 18th century villa with wellness center and meeting room, Agriturismo, restaurant, barn with three apartments, storage rooms and riding stables.

The **villa** (1,250 sqm – 13,450 sqft), dating back to the 18th century, is currently used as a 4-star **hotel** and is laid over three levels plus a basement. It has 25 bedrooms with bathroom, for a total of 65 beds. The large and bright bedrooms are furnished in Tuscan style. The meeting room (110 sqm – 1,184 sqft) is very suitable to arrange conferences and meeting and can host up to 50 people seated. This building also include a **wellness center** (209 sqm – 2,249 sqft) with Turkish bath, whirlwind tubs, sauna, emotional shower and relax room with massage corner.

The **Agriturismo** (375 sqm – 4,035 sqft) includes four large apartments and 12 bedrooms with bathrooms, for a total of 50 beds.

The **wine cellar** (376 sqm – 4,046 sqft) is located underground, right below the Agriturismo, and includes all the rooms for wine making, ageing, bottling and storages. The agricultural portion of the property is completed by a **warehouse** (85 sqm – 915 sqft).

The **restaurant** (690 sqm – 7,424 sqft) with panoramic terrace can accommodate up to 80 guests internally. It has a large and fully equipped kitchen, pantry, bathrooms and locker rooms, cellar and a large garden and panoramic terrace.

The former **barn** (260 sqm – 2,798 sqft) houses three independent apartments for guests, totaling seven bedrooms.

The **riding stables** (380 sqm – 4,089 sqft) include 11 boxes and 10 hectares of paddock, a stud farm, an examination room, boarding stables for stallions and broodmares.

The property is completed by a **tennis court** and a wonderful **16 x 8 m swimming pool** with panoramic view and sunbathing area.

STATE AND FINISHES

All the buildings are in excellent condition, since they have been finely restored both externally and internally over the years. They have been restored using high quality materials and keeping the historic features of the villa and the typical style of the farmhouses unchanged. Both the bedrooms of the hotel and of the Agriturismo have been tastefully restored and equipped with all comforts.



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EXTERIORS AND DETAILS ON PRODUCTION

The estate spans in its entirety **183,9 hectares (454,4 acres) of land**, laid over the gentle hills of Chianti. Most of the property is covered in woodland (108.2 ha) that ensures privacy and includes paths ideal for biking and/or hiking. The agricultural land (49.9 ha) is split between arable and grazing land that could be used to plant more vineyards and/or new crops.

All around the buildings, there is a **lush park** (16,000 sqm) with gravel walkways, decorative plants and colorful flowers, the ideal place for guests to relax and sunbathe in the quiet offered by the untouched nature of Chianti.

The **vineyards** are entirely registered as **Chianti Classico DOCG**:

- **Surface:** 10.0815 hectares (24.9 acres)
- **Varieties:** Sangiovese, Merlot, Canaiolo, Colorino and Malvasia
- **Yearly production:** 430 hl (Chianti Classico DOCG) + 70 hl (Rosso IGT)

The winery currently produces the following wines:

- **Chianti Classico DOCG:** 90% Sangiovese, 10% Merlot
- **Chianti Classico DOCG:** 100% Sangiovese
- **Rosso Toscano IGT:** 60% Sangiovese, 40% Merlot
- **Rosso Toscano IGT:** 40% Sangiovese, 20% Colorino, 20% Malvasia, 20% Canaiolo
- **Grappa Chianti Classico DOC**

The **olive grove** (13,9 ha) features over 3,000 trees of Leccino, Moraiolo, Frantoio and Pendolino varieties and can produce up to 2.000 kg of extra virgin olive oil per year.





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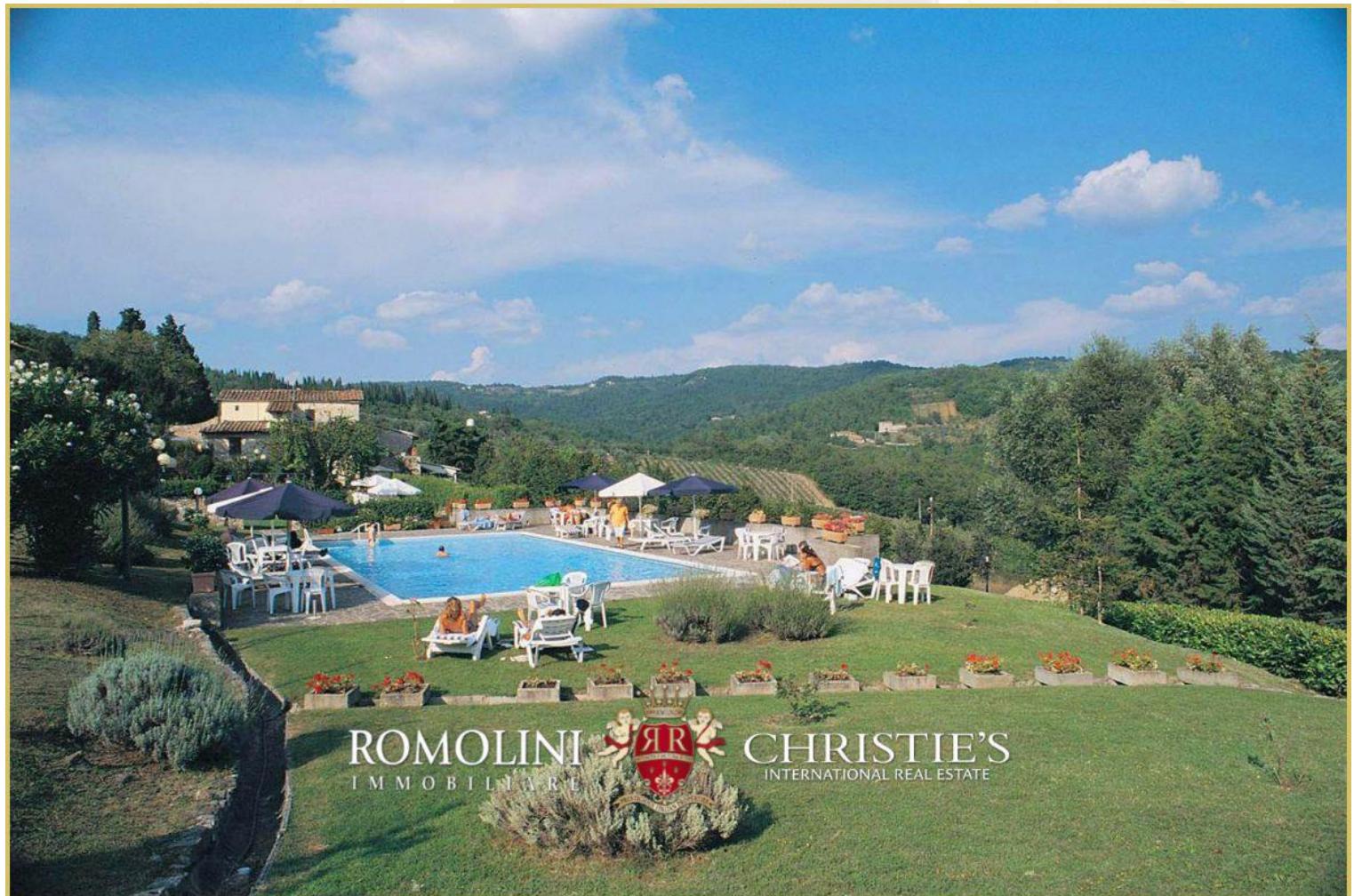
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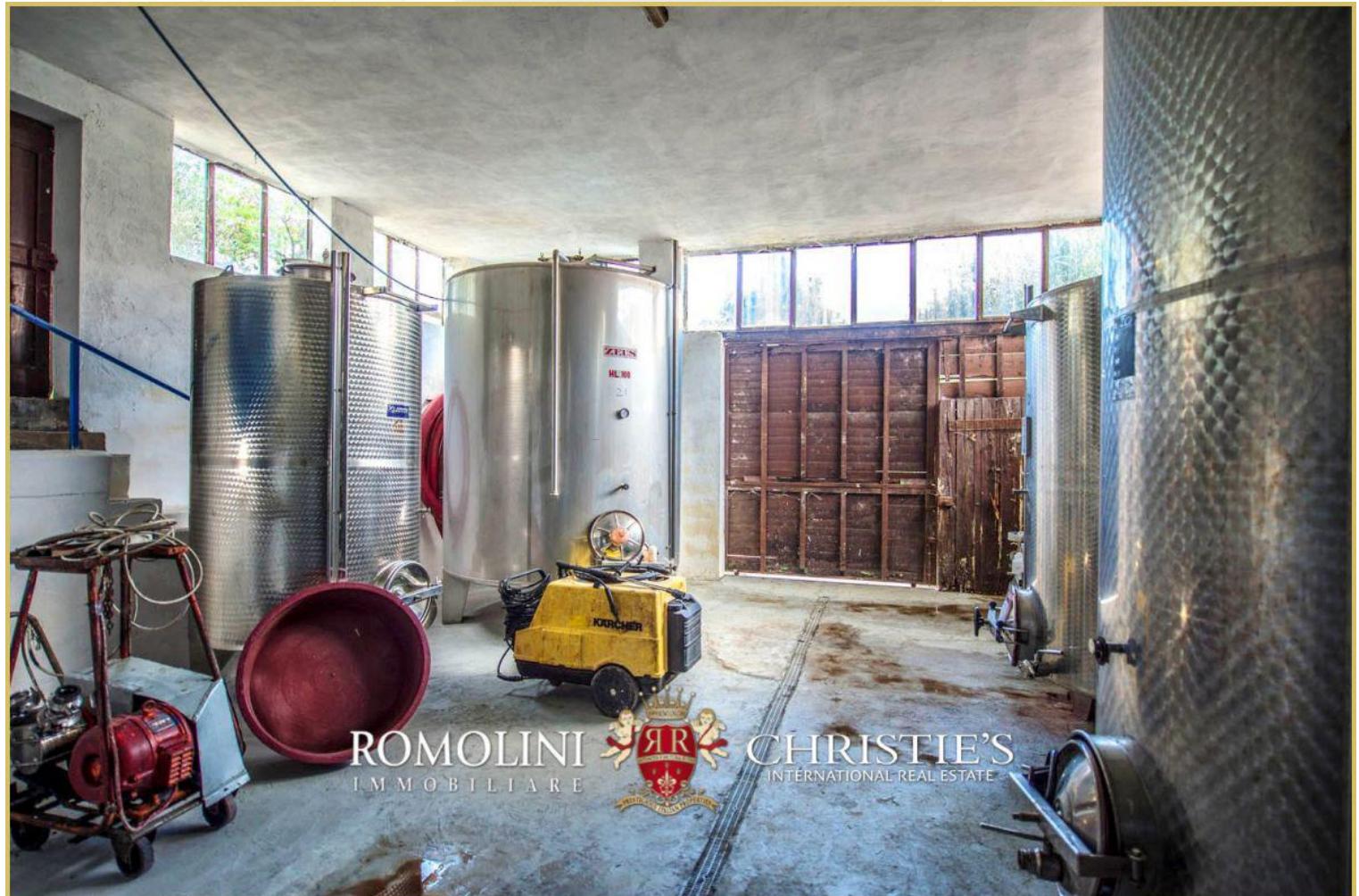




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