

Ref. 1482 – **BORGIO FIORENTINO**

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117-HECTARE ESTATE WITH CHIANTI VINEYARDS, HUNTING RESERVE AND AGRITURISMO FOR SALE

Florence – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
2,286 sqm

Bedrooms
34 (up to 40)

Bathrooms
19 (up to 23)

Swimming pool
14 x 7 m

Total land
117.1 ha

Vineyards
11.5 ha

Bottles of wine
65,000 max

Olive grove
4.9 ha

On the hills of Florence, in the Chianti, this 2,286 sqm property surrounded by 117.1 hectares of land is perfect for whoever is looking for a prestigious property in the Tuscan countryside. With 11.5 hectares of vineyard, the property is specialized in the production of the renowned Chianti Rufina DOCG (with a potential for 65,000 bottles per year). Currently, the numerous buildings in the property are earmarked as residences for guest, who can take part in innumerable activities in the piece of land around.

SUMMARY OF THE PROPERTY

REFERENCE #: 1482 – BORGO FIORENTINO

TYPE: estate with hamlets and vineyard, working both as winery and Agriturismo

CONDITIONS: fully restored

LOCATION: hilly

ACCESS: excellent

INTERIORS: 2,286 square meters (24,597 square feet)

BEDROOMS: 34 (up to 40)

BATHROOMS: 19 (up to 23)

ANNEXES: several residential buildings

MAIN FEATURES: Agriturismo, wine estate, swimming pool, solarium, chestnut grove, olive grove, Chianti vineyards, B&B, terracotta floors, wooden beams, masonry fireplaces, masonry arches, stone walls, cellar, church, villa, fishing lake, hunting reserve

TOTAL LAND: 117.1 hectares (289.4 acres)

VINEYARDS: 11.5 hectares (28.4 acres)

WINE PRODUCTION: 65,000 bottles / year

OLIVE GROVE: 4.9 hectares (12.1 acres – 1,000 trees)

GARDEN: yes, well-maintained around the buildings

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Florence (38km; 55'), Arezzo (84km; 1h 20'), San Gimignano (88km; 1h 35'), Volterra (110km; 1h 55'), Siena (110km; 1h 50'), Montepulciano (117km; 1h 45'), Montalcino (144km; 2h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (63km; 1h 5'), Bologna G. Marconi (105km; 1h 30'), Pisa G. Galilei (123km; 1h 45'), Perugia San Francesco (167km; 2h 5'), Grosseto C. Baccarini (180km; 2h 30'), Roma Ciampino (295km; 3h 10'), Roma Fiumicino (310km; 3h 15')

BORGIO FIORENTINO

On the hills surrounding the beautiful **Florence**, in the heart of **Tuscany**, wonderful **estate** finely restored with 117.1 hectares of land, **vineyard** (11.5 ha, including Chianti Rufina DOCG) and high-quality hosting activity.

Easily reached via an excellent linkage to the municipal road network, the property is located in an extremely comfortable location if someone wants to visit the historical cities of Tuscany: the Renaissance Florence, the turreted San Gimignano, the Etruscan Volterra, the medieval Siena, the two wine-cities of Montepulciano and Montalcino.

Useful airports to reach the property are Firenze Vespucci, Bologna Marconi, Pisa Galilei, Perugia San Francesco, Grosseto Baccarini, Roma Ciampino and Roma Fiumicino.

DESCRIPTION OF THE BUILDINGS

The **Hamlet A** includes six independent apartments, a villa (internally split into two separate residences) and several other buildings and rooms for a grand total of 960 sqm (10,329 sqft).

In a **farmhouse** (198 sqm – 2,130 sqft) fully restored in 1998 two apartments on two floors have been obtained, for a grand total of five double bedrooms.

- **Apartment N°1** (120 sqm – 1,291 sqft) is split between two floors and has a kitchen with fireplace, a double bedroom and a bathroom on the ground floor, two bedrooms and a bathroom on the first floor.

- **Apartment N°2** (78 sqm – 839 sqft) has a kitchen and a living room on the ground floor, two double bedrooms and a bathroom on the first floor.

In a **second farmhouse** (154 sqm – 1,657 sqft) fully restored in 1998, two one-story apartments have been obtained.

- **Apartment N°3** (73 sqm – 785 sqft) has a living room with sofa-bed and fireplace, a kitchenette, two double bedrooms and a bathroom.

- **Apartment N°4** (81 sqm – 872 sqft) has a living room with sofa-bed and a fireplace, a kitchenette, two double bedrooms and a bathroom.

The **apartment N°5** (133 sqm – 1,431 sqft), fully restored in 1998, is laid out onto two floors: we find a living room with sofa-bed, fireplace and kitchenette on the ground floor, while there are three double bedrooms and two bathrooms.

The **apartment N°6** (81 sqm – 872 sqft), fully restored in 1998, is laid out onto two floors: there are a living room with fireplace, sofa-bed and kitchenette on the ground floor, while we find the night-zone on the first floor with two double bedrooms and a bathroom.

The **villa** (257 sqm – 2,765 sqft), fully restored in 1998, is laid out onto two floors and split between a day-zone (ground floor) and a night-zone (first floor). The day-zone is made up of a kitchen with fireplace and oven, dining room with fireplace, three living rooms and a bathroom. The night-zone has six double bedrooms, two bathrooms plus a secondary kitchen.

Finally we find a **game room** and a **storage room** (for a total of 47 sqm – 506 sqft), a **linen room** (20 sqm – 215 sqft) directly under the villa and a former **dairy** (30 sqm – 323 sqft).

The hamlet is completed by a nice small **church** dating back to the 17th century (40 sqm – 430 sqft), consecrated and currently used for religious ceremonies.

Hamlet B includes four apartments, a villa (split into two separate residences), a barriques room, a restaurant and several warehouses for a total of 1,016 sqm (10,932 sqft).

In the beautiful **villa of the hamlet** (323 sqm – 3,475 sqft) two independent apartments have been

obtained, each fitted with three double bedrooms.

- **Apartment N°7** (153 sqm – 1,646 sqft): living room, kitchen, dining room, three double bedrooms, bathroom and laundry.
- **Apartment N°8** (170 sqm – 1,829 sqft): entrance hall, two living room, kitchen, three double bedrooms, three bathroom and a laundry. The villa is enriched on the outside by a terrace (23 sqm – 247 sqft) and a loggia (25 sqm – 269 sqft).

In an **old country house** (103 sqm – 1,108 sqft) fully restored in 1990 there are two apartments, each fitted with two double bedrooms.

- **Apartment N°9** (37 sqm – 398 sqft): kitchen, living room, two bedrooms and bathroom;
- **Apartment N°10** (66 sqm – 710 sqft): kitchen with fireplace, living room, two bedrooms and bathroom. The apartment is enriched by a private loggia (13 sqm – 140 sqft).

From an **old barn** (141 sqm – 1,517 sqft) restored in 2007 we obtained two apartments, each with two double bedrooms.

- **Apartment N°11** (72 sqm – 775 sqft): kitchen, living room, two bedrooms and bathroom;
- **Apartment N°12** (69 sqm – 742 sqft): kitchen, living room, two bedrooms and bathroom.

There is then a beautiful two-story **private restaurant** (158 sqm – 1,700 sqft), enriched by a loggia (60 sqm – 646 sqft) and an outdoor area covered in a PVC tarp (60 sqm – 646 sqft), the **barriques cellar** for wine ageing (81 sqm – 872 sqft) and **several locals** (210 sqm – 2,260 sqft) used as storage house, garage and warehouse.

Last but not least, we find a nice **wine cellar** (310 sqm – 3,336 sqft), dating back to the 19th century but fully restored in 2000 and currently used to process the grapes harvested in the property.

STATE AND FINISHES

The property is made up prevalently of buildings dating back to the 19th century, fully and finely restored to preserve those characteristics typical to Tuscan countryside structures. External stone walls, brought back to their original beauty, clashes with plastered and painted internal walls granting brightness to the interiors. Other classy details include the beautiful wooden beams sustaining the roofs and the high-quality terracotta floors arranged in fishbone style.

The villa has light-toned parquet floors, with plastered and white-painted walls. Roofs are sustained by wooden beams which have been painted white.

Many of the apartments have masonry or stone fireplaces, perfectly restored and working.

The cellar is a spartan building, without too much luxury finishes and organized to provide a functional place for grapes processing and wine making. The barriques cellar is, instead, very refined with ample sections of exposed stone and finely preserved visible wooden beams.

EXTERIORS

Next to the building of Hamlet A there is a wonderful **14 x 7 m pool** (built in 1998) offering a panoramic view over the surrounding hills and fitted with a tiled solarium.

The property is surrounded by **117.1 hectares (289.4 acres) of land**, mainly covered in woodlands (84.6 ha). The remaining hectares are split among chestnut grove (2.0 ha), arable and grazing land (14.1 ha), a nice 1,000-tree olive grove (4.9 ha) and a nice vineyard (11.5 ha).

The **vineyard**, in particular, is the heart of the property given the production of the prestigious Chianti Rufina DOCG. First implants date back to the biennium 1972-1973 with Sangiovese and Malvasia (6.3 ha). In 1994 Sangiovese got an expansion, together with new Trebbiano and

Canaiolo implants (6.2 ha). In 1997 more Sangiovese is added to the property (0.8 ha). In 2003 it's time for Merlot, Syrah and Pinot Noir (2.4 ha). Ultimately, in 2016, more Sangiovese is planted together with Ciliegiolo and Pinot Blanc (2.1 ha). As of now, more vines are being planted in the property.

The land also includes a small lake, perfect for fishing. Several paths crisscross the property and are ideal for trekking and hitch-hiking lovers.

What's more, the area is classified as a **hunting reserve**, usable all year long and with the possibility of hunting in the neighboring properties.

DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 16.5 hectares (40.8 acres)
- **Varieties:** Sangiovese (70%), Malvasia (6%), Syrah (5%), Pinot Noir (5%), Merlot (4%), Ciliegiolo (4%), Pinot Blanc (3%), Trebbiano (2%) and Canaiolo (1%)
- **Year of planting:** 1972 – 2016
- **Altitude and exposure:** 280 – 380 m asl (east – west)
- **Training:** pruned-spur cordon, Guyot (2,700 – 4,600 vines / ha)
- **Soil composition:** clayish
- **Yearly production:** 500 hl (65,000 bottles)

PRODUCED WINES

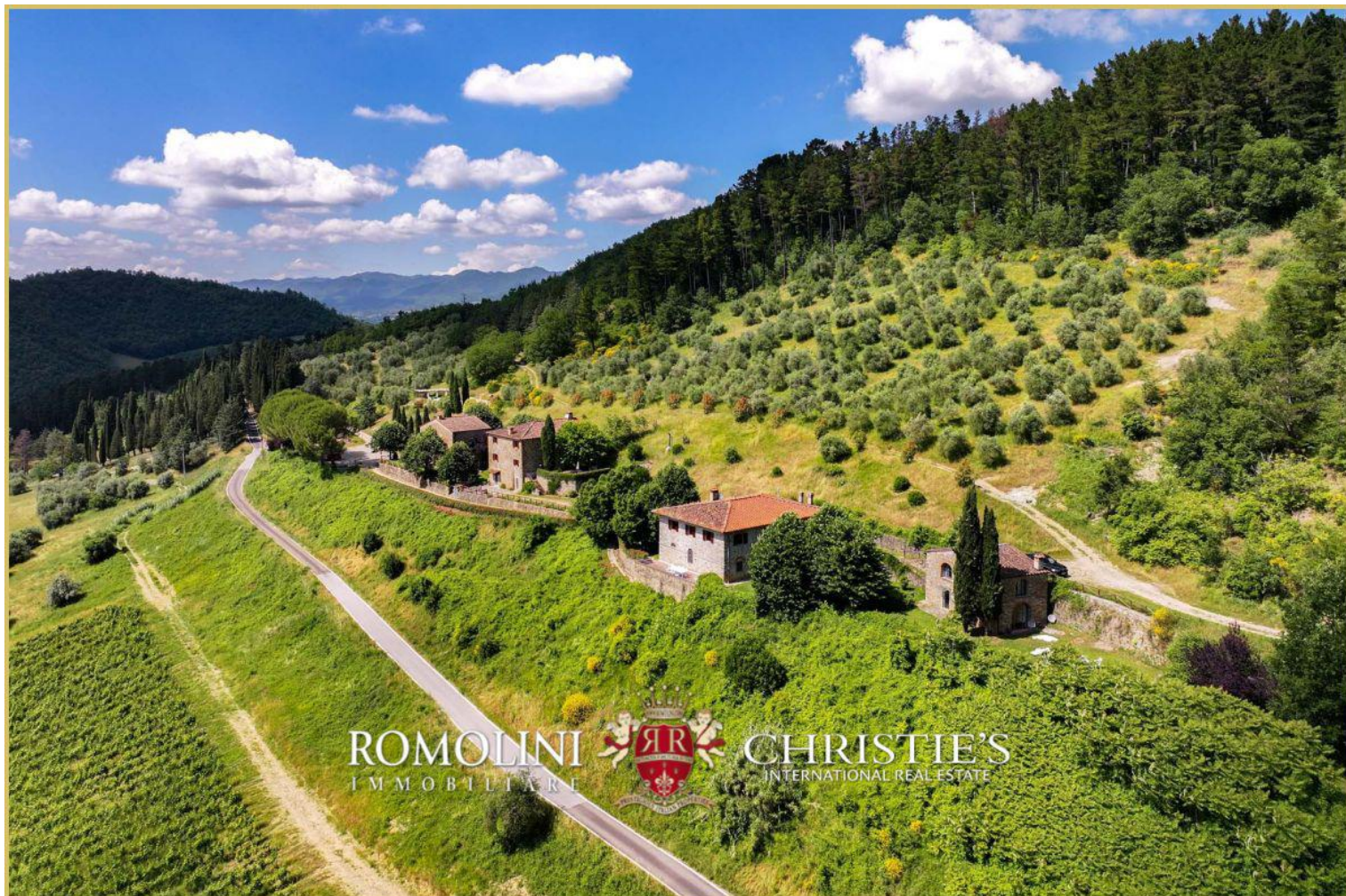
- **Chianti Rufina DOCG:** 100% Sangiovese
- **Chianti Rufina DOCG Riserva:** 100% Sangiovese
- **Toscana Rosso IGT:** 100% Sangiovese
- **Toscana Rosé IGT:** 100% Sangiovese
- **Vinsanto Chianti DOC:** Malvasia, Trebbiano
- **Grappa:** Sangiovese

DETAILS ON OIL PRODUCTION

- **Surface:** 4.9 hectares (roughly 1,000 trees)
- **Varieties:** Frantoio (70%), Pendolino (12%), Leccino (12%) and Moraiolo (6%)
- **Years of plantation:** 1970s
- **Altitude:** 350 m
- **Terrain composition:** clayish

USE AND POTENTIAL USES

The property, thanks to its ample size, is already being used as a hosting business, with numerous beds available for the clients. The other backbones of the property are the winery with its 11.5 hectares of vineyard granting a high-quality production, among which we find IGT and DOCG wines (Chianti Rufina). Processed wine (ca. 500 hl a year) gets partially bottled (ca. 15,000 bottles) while the remaining quantity (ca. 390 hl) is sold as cask wine to other bottlers in the area. Right behind we must cite the production of nice Tuscan extra-virgin oil obtained thanks to the olive grove in the property (4.0 ha).











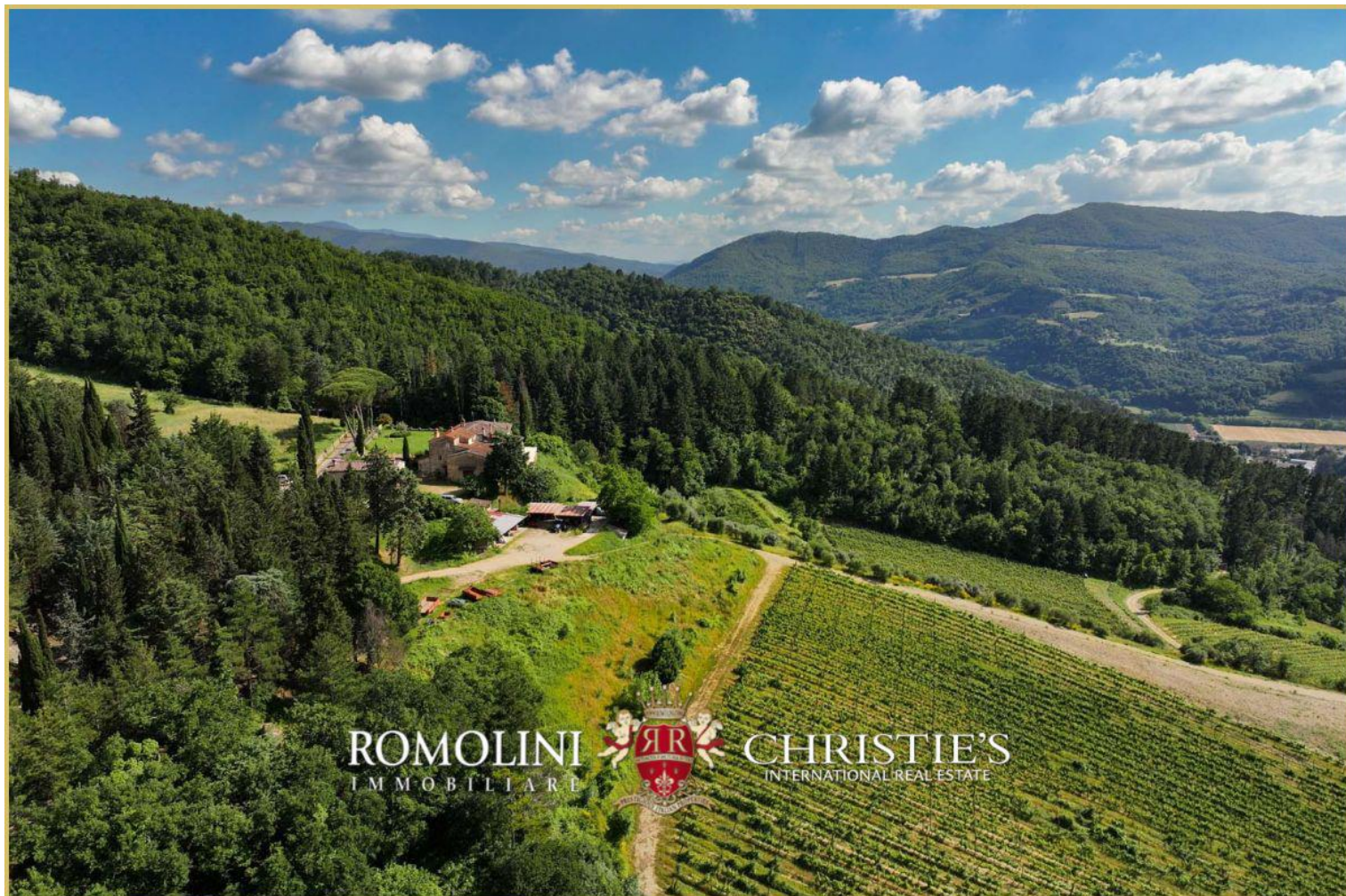








































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