



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1541 – **TUSCAN WINE RESORT**

## **125-HA WINE ESTATE WITH LUXURY RESORT AND TRUFFLE GROUND FOR SALE IN TUSCANY**

**Siena – Siena – Tuscany**  
[www.romolini.co.uk/en/1541](http://www.romolini.co.uk/en/1541)



**Interiors**  
4,584 sqm

**Bedrooms**  
15

**Bathrooms**  
18

**Swimming pool**  
15 × 5 m

**Land**  
125.0 ha

**Vineyards**  
25.0 ha

**Bottles of wine**  
250.000 max

**Olive grove**  
21,1 ha

**Truffle ground**  
5.0 ha

In the Sienese countryside, on top of a hill and easily reached, this prestigious wine estate enriched by a luxurious resort (for a total 4,584 sqm) is ideal for those looking for a peaceful moment of relax away from the chaos of city life without sacrificing amenities and pleasures and producing at the same time an excellent Tuscan wine thanks to its 25 hectares of vineyard. Yearly production ranges around 100.000 bottles.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1541 – TUSCAN WINE RESORT

**TYPE:** wine estate with resort

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 4,584 square meters (49,324 square feet)

**BEDROOMS:** 15

**BATHROOMS:** 18

**GARDEN:** 10,000 square meters (2.5 acres)

**SWIMMING POOL:** 15 × 5 m

**MAIN FEATURES:** swimming pool, stone arches, brick-built arches, vineyard, olive grove, Spa, resort, photovoltaic system, cellar, solarium, emotional showers, tasting room

**LAND:** 125.0 hectares (308.9 acres)

**VINEYARDS:** 25.0 hectares (61.8 acres)

**PRODUCTION OF WINE:** 1,875 hl / year (up to 250,000 bottles)

**OLIVE GROVE:** 21.1 hectares (52.1 acres)

**TRUFFLE GROUND:** 5.0 hectares (12.3 acres)

**ELECTRICITY:** already connected + photovoltaic system (20 kW)

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** under the floor + fan coils + air conditioning

## CLOSEST CITIES AND TOWNS

Town with services (5km; 15'), Montepulciano (21km; 35'), Pienza (31km; 45'), Montalcino (48km; 1h), Cortona (53km; 50'), Orvieto (54km; 50'), Arezzo (67km; 50'), Siena (72km; 55'), Monteriggioni (99km; 1h 20'), Florence (123km; 2h), San Gimignano (126km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (96km; 1h 10'), Firenze Vespucci (141km; 1h 55'), Roma Ciampino (175km; 2h), Roma Fiumicino (190km; 1h 55'), Pisa Galilei (202km; 2h 35'), Bologna Marconi (222km; 2h 45')



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## TUSCAN WINE RESORT

In the **Sienese countryside**, on top of a hill and easily reached, this prestigious **wine estate** enriched by a **luxurious resort** (for a total 4,584 sqm) is ideal for those looking for a peaceful moment of relax away from the chaos of city life without sacrificing amenities and pleasures and producing at the same time an excellent Tuscan wine thanks to its **25 hectares of vineyard**. Yearly production ranges around 100.000 bottles. The icing on this cake is the wonderful Spa, fitted with every comfort one may need.

The property is located among vineyards and olive groves with a wonderful sight on the Tuscan countryside. It is the perfect place to break the city routine and get a deserved relax in a really peaceful environment.

The resort is just 5km away from a small town with all the services and a stone's throw from the Trasimeno Lake (28km; 40'). The most beautiful historical city of **Tuscany** are also at hand: the Etruscan Montepulciano (21km; 35'), the papal Pienza (31km; 45') and the medieval Montalcino (48km; 1h), home to one of the most famous Italian wines.

Useful airports to reach the property are Perugia Sant'Egidio (96km; 1h 10'), Firenze Peretola (141km; 1h 55'), Roma Ciampino (175km; 2h), Roma Fiumicino (190km; 1h 55'), Pisa Galilei (202km; 2h 35') and Bologna Marconi (222km; 2h 45').

## DESCRIPTION OF THE BUILDINGS

The **resort** (1,124 sqm – 12,094 sqft), obtained through the restoration of the old villa, is made up of 8 bedrooms for the guests plus 2 bedrooms for the staff, 13 bathrooms, the reception for the business, kitchen and common living rooms. Underground, there are the **Spa**, a comfortable **meeting room** and several technical rooms. All the rooms are extremely functional and fitted with an air conditioning system.

From the room, an elevator makes it extremely easy to access the Spa, which includes a tea room, an indoor swimming pool with whirlpool and a swimming machine, Finnish sauna, fitness tools and a wellness center with Turkish bath and emotional showers.

The **dependance** (150 sqm – 1,614 sqft) offers 5 bedrooms and 5 bathrooms for guests.

The **wine-cellar** (1,800 sqm – 19,368 sqft) was built in 2007 and is fitted with everything is needed for winemaking, bottling, ageing and preservation of the product. In addition to this, there are also a wine-tasting room (or event room based on personal needs) with outdoor terrace and kitchen. On the roof there is a photovoltaic system producing 20 kW of energy.

A **service building** (510 sqm – 5,488 sqft) includes enough room for a tool storage room and three apartments intended for the staff working in the property.

In the property it is possible to find **two ruined buildings** (respectively 550 sqm and 450 sqm – 5,918 sqft and 4,842 sqft). They are the remains of two old country-houses built on two floors with various annexes, totally restorable and usable as the owner sees fit.

## STATE AND FINISHES

The main building was once a country house, built in the 19th century, recently restored to obtain a luxurious resort with Spa and pool. The property, in excellent conditions, has terracotta floors, roofs sustained by wooden beams, brick-built arches and stone fireplaces



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## EXTERIORS

The resort includes a terrace, an outdoor swimming pool, a solarium, a well maintained garden (roughly 10,000 sqm), a picnic area and a parking area for guests.

The vast terrain surrounding the property is split among vineyards (25 hectares – 67 acres), olive grove (11 hectares – 27 acres), agricultural land (33 hectares – 82 acres) and woodland (46 hectares – 114 acres, of which 5 ha serving as a private white truffle ground).

Furthermore, rights for re-planting 1.8 ha of vineyard have been acquired.

## DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 25.0 hectares (22.0 ha high density + 3.0 ha traditional)
- **Varieties:** Merlot (26%), Sangiovese (25%), Cabernet Franc (16%), Pugnitello (6%), Malvasia (5%), Trebbiano (5%), Cabernet Sauvignon (5%), Syrah (3%), Petit Verdot (3%), Viognier (2%), Sauvignon Blanc (2%) and Verdicchio (2%)
- **Year of planting:** 2002 onward
- **Altitude:** 320 to 400 m asl
- **Training system:** Guyot, pruned-spur cordon (6,500 vines / ha)
- **Terrain composition:** clayish-silty, pebbly
- **Yearly production:** 100,000 bottles (up to 250,000)
- **Workers:** 1 permanent worker + 12 seasonal workers

## PRODUCED WINES

- **Chianti Superiore DOCG:** 90% Sangiovese, 10% Merlot
- **Orcia DOC:** 80% Trebbiano, 20% Malvasia
- **Orcia DOC:** 80% Sangiovese, 20% Cabernet Franc
- **Rosso Toscano IGT Puro:** 100% Pugnitello
- **Rosso Toscano IGT Puro:** 100% Syrah
- **Rosso Toscano IGT Puro:** 100% Sangiovese
- **Rosso Toscano IGT Puro:** 100% Merlot
- **Rosso Toscano IGT Puro:** 100% Cabernet Franc
- **Rosso Toscano IGT Puro:** 100% Viognier
- **Rosso Toscano IGT:** 50% Syrah, 50% Sangiovese
- **Rosso Toscano IGT:** 70% Sangiovese, 30% international varieties
- **Rosso Toscano IGT:** Merlot, Cabernet Sauvignon, Cabernet Franc
- **Rosso Toscano IGT:** Merlot, Sangiovese, other varieties
- **Bianco Toscano IGT:** 85% Verdicchio, 15% Viognier & Sauvignon Blanc
- **Rosé Toscano IGT:** 100% Syrah
- **Spumante IGT:** 100% Syrah

## USE AND POTENTIAL USES

This property, thanks to the variety of its functions, is perfect for those looking for particular activities. The high-quality and fully equipped cellar grants the production of fine Tuscan wines thanks to the vast vineyard surrounding the property. The resort and the Spa are high-quality structures too which will amaze the visitors thanks to the quality of the services offered. The optional restoration of the two ruined buildings will allow the expansion of the hosting activities thanks to their considerable sizes.



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## MAP OF THE PROPERTY





























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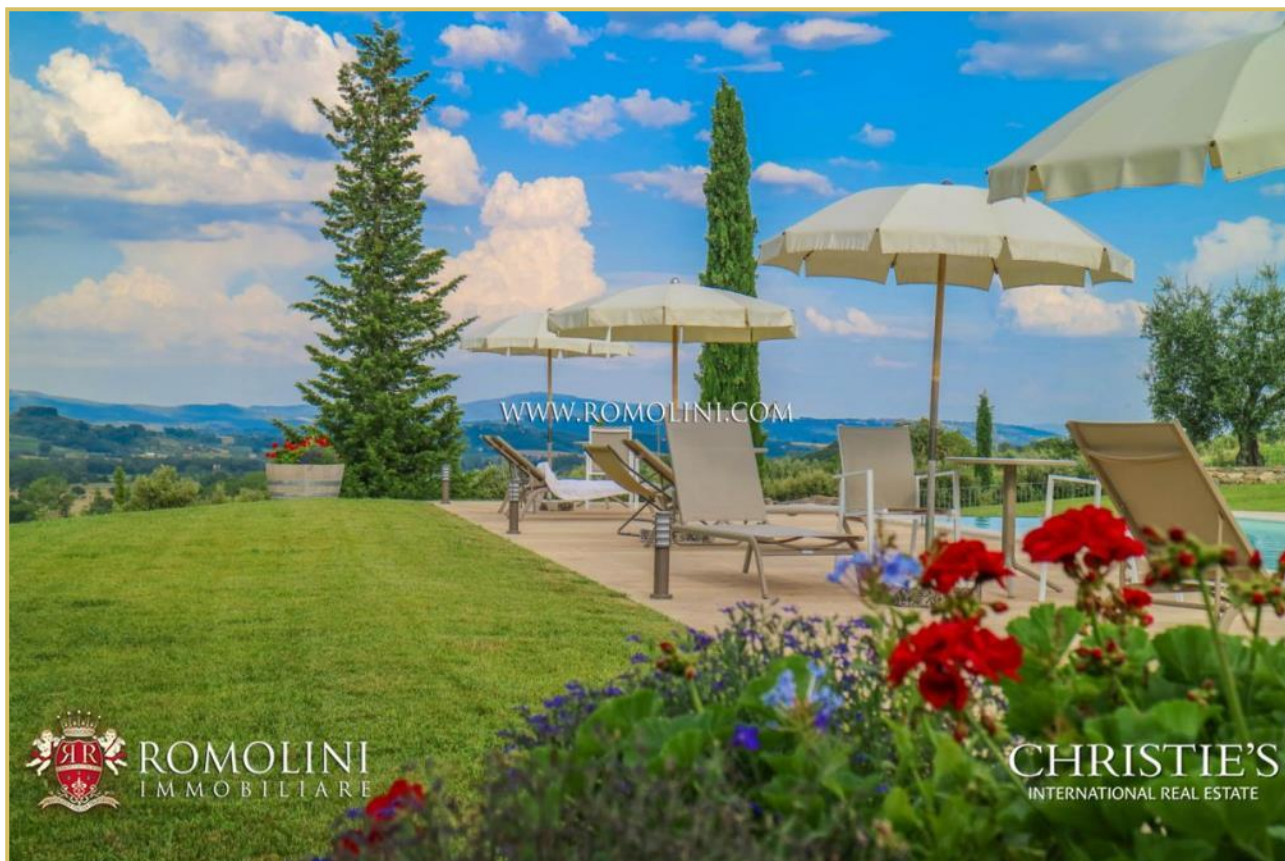


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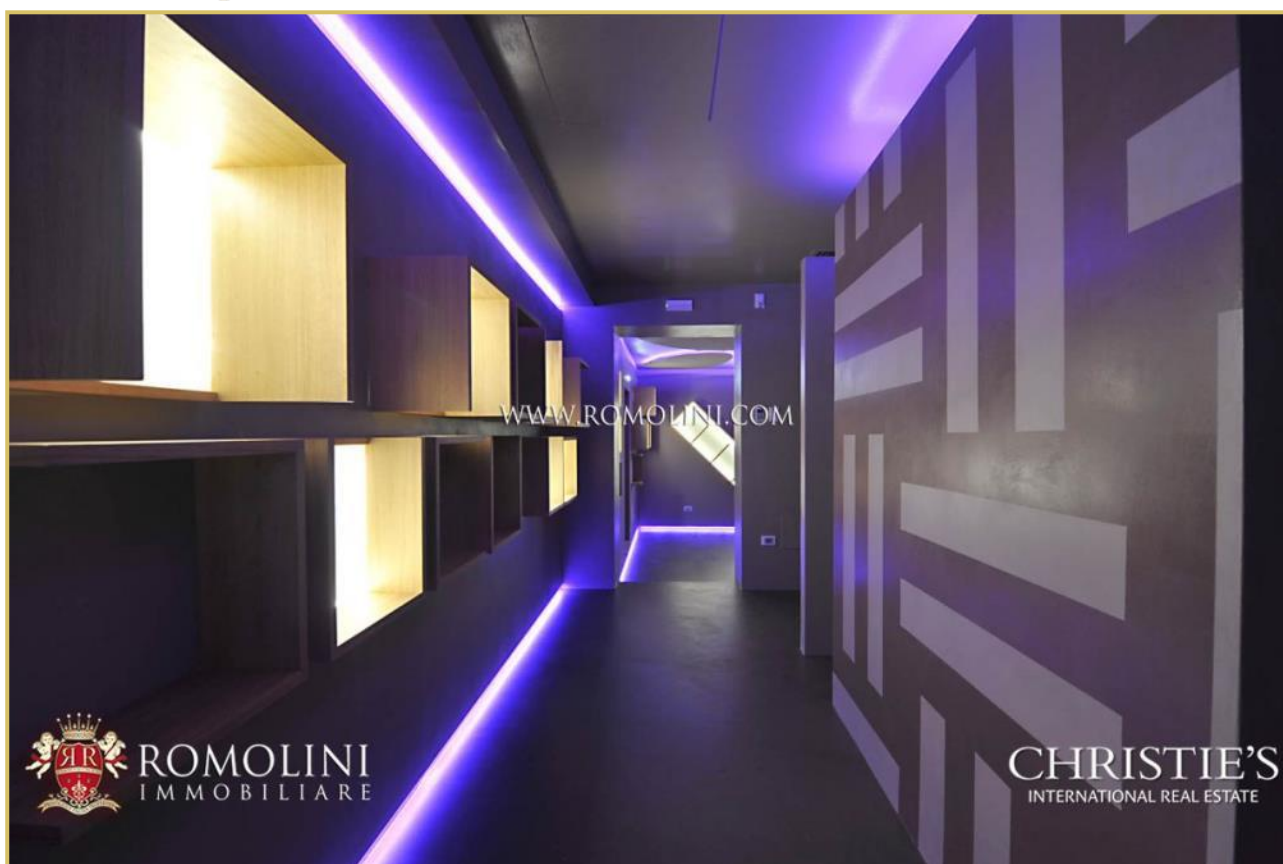
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