



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1561 – LANGOBARDIC ESTATE

HISTORIC ESTATE WITH WINERY FOR SALE IN TUSCANY, CHIANTI COLLI FIORENTINI

Florence – Florence – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
16,279 sqm

Bedrooms
50+

Bathrooms
30+

Land
236.1 ha

Vineyards
14.6 ha

Bottles of wine
190,000 max

Olive grove
47,7 ha

Oil
8,200 kg

In the province of Florence, on the Chianti Hills, this 236.1 ha estate includes a beautiful historical manor villa and several farms for a total of 16,279 sqm. Jewel of the property are the wine and oil production, thanks to 14.5 ha of vineyards and 47.7 ha of olive grove. Yearly production ranges around 46,700 bottles of wine (including the famous Chianti Colli Fiorentini DOCG) and 8,200 kg of oil. The restoration of the building could open up the doors to a luxury accommodation business.



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SUMMARY OF THE PROPERTY

REFERENCE #: 1561 – LANGOBARDIC ESTATE

TYPE: historic estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 16,279 square meters (175,162 square feet)

TOTAL ROOMS: 80+

BEDROOMS: 50+

BATHROOMS: 30+

MAIN FEATURES: historical villa, vineyard, olive grove, frescoes, cellar, olive mill, historical buildings, church, Chianti Colli Fiorentino DOCG, Sangiovese, Canaiolo, Syrah, Cabernet Sauvignon, Malvasia, Trebbiano

EXTERIORS: 236.1 hectares (583.6 acres)

VINEYARDS: 14.5580 hectares (36.0 acres)

WINE PRODUCTION: 350 hl (up to 1,425 hl) / year

OLIVE GROVE: 47.7198 hectares (117.9 acres)

OLIVE OIL PRODUCTION: 8,200 kg / year

GARDEN: yes, to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Figline e Incisa Valdarno (14km; 20'), Florence (25km; 40'), San Gimignano (76km; 1h 20'), Siena (84km; 1h 25'), Montepulciano (95km; 1h 15'), Pienza (102km; 1h 25'), Montalcino (122km; 1h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (49km; 45'), Pisa G. Galilei (109km; 1h 25'), Bologna G. Marconi (130km; 1h 35'), Perugia San Francesco (145km; 1h 40'), Roma Ciampino (273km; 2h 45'), Roma Fiumicino (288km; 2h 50')

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LANGOBARDIC ESTATE

In the province of **Florence**, on the **Chianti Hills**, this **236.1 ha** estate includes a beautiful historical manor villa and several farms for a total of 16,279 sqm. Jewel of the property are the wine and oil production, thanks to **14.5 ha of vineyards** and 47.7 ha of olive grove. Yearly production ranges around 46,700 bottles of wine (including the famous **Chianti Colli Fiorentini DOCG**) and 8,200 kg of oil. The restoration of the building could open up the doors to a luxury accommodation business.

In an easily accessed location, not far from a center with all the services (6km; 10'), the property grants a quick and excellent access to the whole **Tuscany** in just over one hour (Firenze, San Gimignano, Siena, Montepulciano, Montalcino, Pienza...).

DESCRIPTION OF THE BUILDINGS

The property is made up of numerous buildings (seventeen for a total surface of 16,279 sqm) split among the various farms. Icing on the cake is the **historical manor villa**, constituting the older core of the property dating back to the 11th and 14th century. This hamlet, beyond the villa, includes a late Middle Ages church, an olive mill, several cellar rooms, office for the business, a workshop and one of the farms.

The other five farms include several buildings intended for agricultural and residential use, partially to be restored partially already restored and almost livable.

HISTORY, STATE AND FINISHES

The estate lies on a land inhabited since Prehistory, but the first real civilization to build and use the region was the Etruscans starting from the 7th century BC. Romans would then pick up the legacy of the Etruscan people by building impressive villas and farms in the region. It was a prosperous age for the inhabitants, which were granted a good degree of autonomy. However this wasn't bound to last: the arrival of Germanic people from northern Europe after the fall of Rome in the 5th century AD dramatically changed the situation.

The feudal organization imposed by the Longobards severely reduced the independence for the people in the area and forced them to bow to the new conquerors.

After the end of the Langobardic reign, Tuscany was conquered and administered by Franks (and then Germans with the Holy Roman Empire) and in the 10th century a process of encastellation began on a large scale in the area of Florence and where the villa is sitting today.

The castle appears for the first time in a document dated 1080 AD and then in several other papers from 1102, 1123 and 1171 AD. The owners of the castle decided to abandon it when Florence started emerging as a superpower in Central Italy between 1140 and 1153. What is sure is that the people of the fiefdom took part in the Second Crusade in 1145 under the flag of Guido Guerra II. In the second decade of the 13th century the family decided to finally give up the castle by donating it to the nearby Abbey of Vallombrosa. After that, the castle was probably destroyed (or at least heavily damaged) by the Ghibellines armies following their victory in the battle of Montaperti in 1260 AD (recalled by Dante in the famous verses "[...] the slaughter and great carnage / which have with crimson stained the Arbia").

As testified by a document from 1427, by that year the castle had already been totally demolished and the remains used as a base for a new building (nowadays a farm) which was built between 1260 and 1420. However, the building was already in an advanced state of ruin and during the 17th century the new owners decided to restore the northern part of the complex which included the old tower (the only remain of the castle), obtaining a villa. When in the 19th century the property changed hands again, the rectory of the church was expanded and this allowed the conjunction of the villa with the farm. The last change (which is the one that made the complex look what

it is today) was the relocation of the bell tower from the left to the right side of the church.

The property is currently abandoned for the most part and just a few of the buildings have been structurally reinforced and restored. The villa in particular is a real gem, covered as it is in frescoes and decorations; however it needs lots of work to be brought back to its original splendor. The church is also in bad shape, with the roof partially collapsed.

The other farms are mainly made up of rural and agricultural buildings (which are easier to recover and restore following the guidelines for historical buildings).

The cellar is currently working, as well as the olive mill, and both grant the regular production of olive oil and wines.

EXTERIORS

The property consists of a 236.1 hectares piece of land, split among vineyard (14.6 ha), olive grove (47.7 ha), arable land (85.7 ha), grazing land (7.7 ha), fruit orchard (2.6 ha) and mixed woodland (77.8 ha).

The vineyard is potentially expandable for further 25 hectares, taking some land from the arable plots (12 hectares of which had already been used as a vineyard in the past). Same goes for the olive grove, which should be expanded with 8 more hectares thanks to the *Rural Development Program* which could cover up to 80% of the total cost.

The production of olives is totally organic (with certification), without the use of pesticides and chemical fertilizers, while vineyard hasn't got the certification yet, even if harvesting is carried out without using chemical substances. Manual harvesting and sorting of grapes contribute to the excellent quality of the wine.

DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 14.5580 hectares (+ 25.0291 ha to be planted)
- **Varieties:** Sangiovese, Cabernet Sauvignon, Canaiolo, Syrah, Malvasia and Trebbiano
- **Year of planting:** 1957 – 2011
- **Altitude:** 280 – 330 m (south, south-east, south-west)
- **Training:** pruned-spur cordon (3,500 – 5,000 vines / ha)
- **Soil composition:** calcareous, marlstone, clayish
- **Yearly production:** 350 hl (46,700 bottles)
- **Potential:** up to 1,425 hl (190,000 bottles)

PRODUCED WINES

- **Chianti Colli Fiorentini DOCG:** 100% Sangiovese
- **Chianti Colli Fiorentini DOCG Riserva:** 90% Sangiovese, 10% Cabernet Sauvignon
- **Rosso Toscano IGT:** 40% Sangiovese, 30% Canaiolo, 20% Malvasia, 10% Trebbiano
- **Rosso Toscano IGT:** 50% Cabernet Sauvignon, 25% Merlot, 25% Syrah
- **Bianco Toscano IGT:** 50% Cabernet Sauvignon, 50% Chardonnay

DETAILS ON OIL PRODUCTION

- **Surface:** 47.7198 hectares (+ 8.0 ha to be planted)
- **Varieties:** Frantoio, Moraiolo, Leccino, Pendolino and Peranzana
- **Altitude:** 300 – 350 m
- **Soil composition:** calcareous, marlstone, clayish
- **Yearly production:** 8,200 kg (12,000 bottles)



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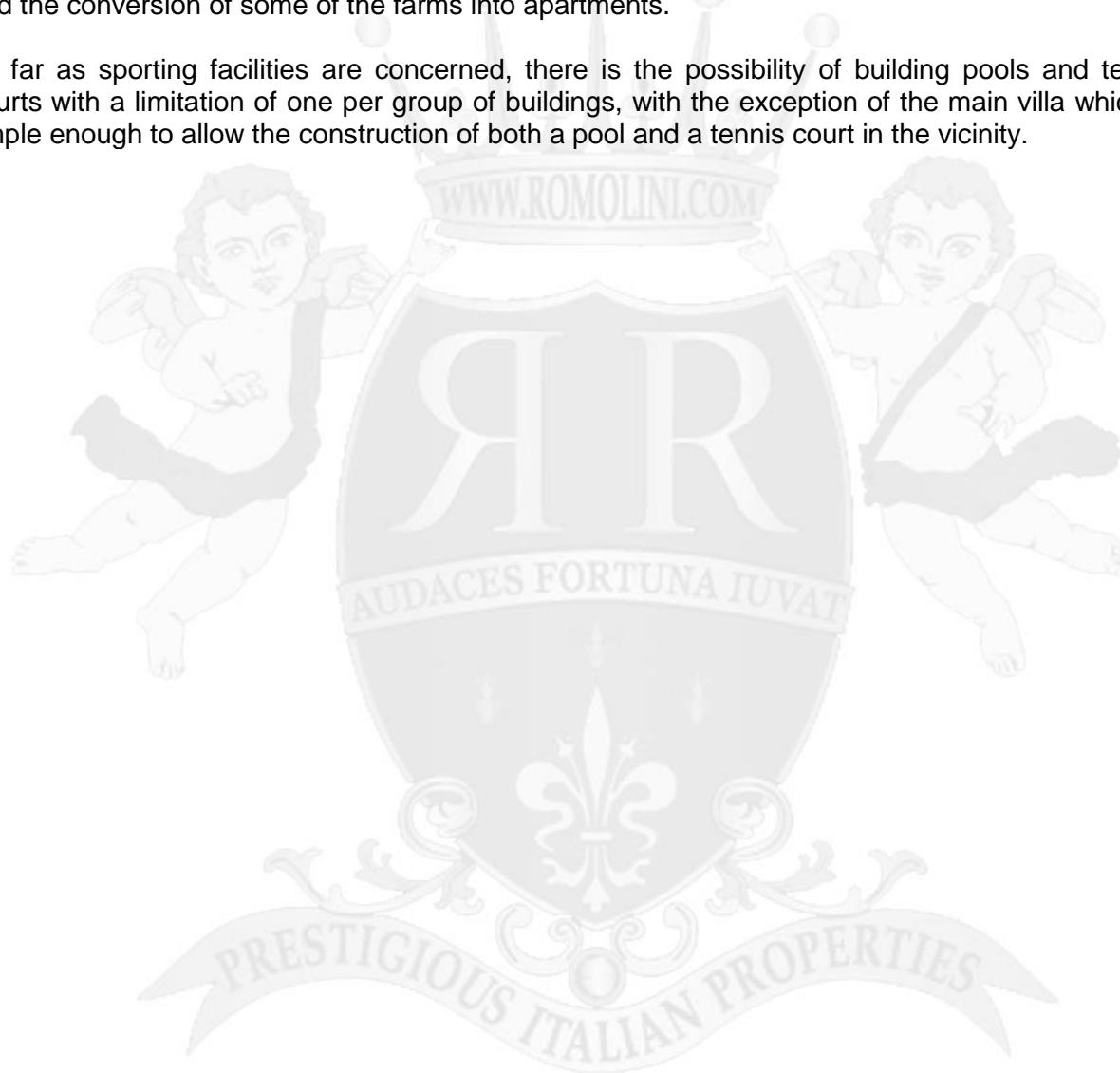
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USE AND POTENTIAL USES

The property is currently used exclusively as a wine and oil producing business, with a yearly production ranging around 46,700 bottles of wine (350 hl) and 12,000 bottles of oil (90 hl). Buildings are partially restored and usable without any work needed.

The estate is perfect for someone looking for something to develop in parallel with the oil and wine business. With a full restoration one could, as a matter of fact, think about starting a high quality hosting business, mainly thanks to the numerous available bedrooms and the panoramic position. A conversion project has already been approved and envisages the realization of a hotel with restaurant, conference hall, oil museum, wellness centre, shop for local products, sporting facilities and the conversion of some of the farms into apartments.

As far as sporting facilities are concerned, there is the possibility of building pools and tennis courts with a limitation of one per group of buildings, with the exception of the main villa which is ample enough to allow the construction of both a pool and a tennis court in the vicinity.





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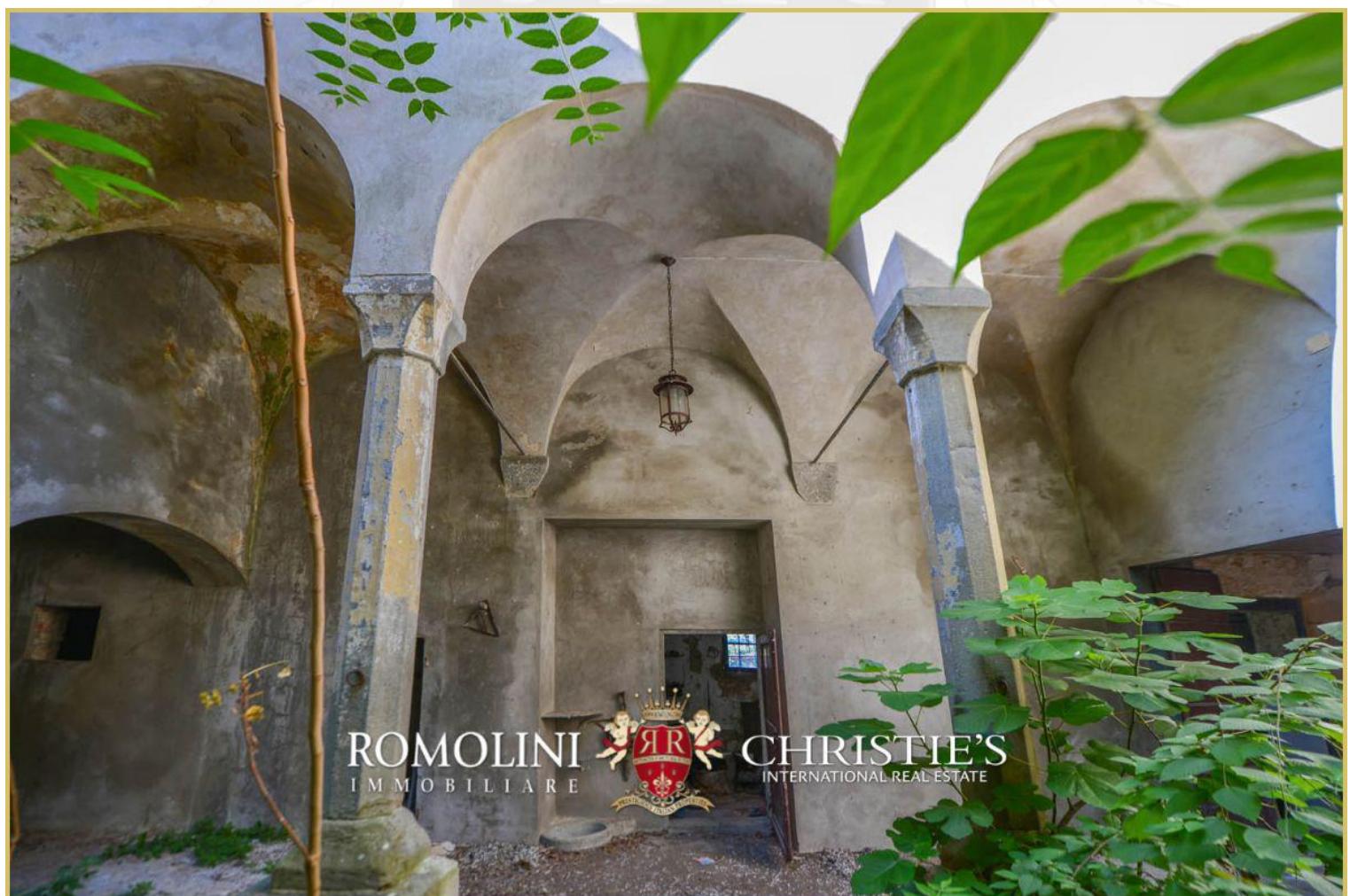
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