

WINE ESTATE WITH 14.9 HA OF VINEYARDS FOR SALE IN GREVE, CHIANTI CLASSICO

Greve in Chianti – Florence – Tuscany



Interiors
1,277 m²

Bedrooms
7

Bathrooms
8

Swimming pool
10 × 5 m

Total land
35.4 ha

Vineyards
14.9 ha

Bottles of wine
100,000 max

Olive grove
1,500 trees

Oil
1,000 kg

On the hills of Chianti Classico, in the heart of Tuscany and not far from Greve, winery with 14.9 ha of vineyards for sale. The property consists of several buildings located in a small rural hamlet, surrounded by land that is roughly divided into two separate blocks just a few hundred meters apart. Production focuses mainly on Chianti Classico DOP, and the estate's wines have received numerous prestigious awards over the years for their high quality.

SUMMARY OF THE PROPERTY

REFERENCE #: 1710 – CANTINA VAL DI GREVE

TYPE: wine estate

CONDITIONS: partially restored

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 1,277 square meters (13,741 square feet)

TOTAL ROOMS: 28

BEDROOMS: 7

BATHROOMS: 8

ANNEXES: several agricultural buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, wine cellar, private swimming pool, Chianti Classico DOCG vineyards, olive grove, metal fence for animals

EXTERIOR: 35.4 hectares (87.5 acres)

VINEYARDS: 14.9 hectares (36.8 acres)

WINE PRODUCTION: 760 hl / year (100,000 bottles)

OLIVE GROVE: 1,500 trees

OIL PRODUCTION: 1,000 kg / year

GARDEN: yes

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + artesian well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiator

CLOSEST CITIES AND TOWNS

Greve in Chianti (4km; 10'), Radda in Chianti (19km; 30'), San Casciano in Val di Pesa (23km; 35'), Figline Valdarno (24km; 40'), Firenze (39km; 1h), Siena (45km; 1h 15'), San Gimignano (49km; 1h 5'), Volterra (69km; 1h 25'), Lucca (107km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (49km; 55'), Pisa G. Galilei (96km; 1h 35'), Grosseto G. Baccarini (120km; 1h 55'), Bologna G. Marconi (131km; 1h 45'), Roma Ciampino (280km; 3h 10'), Roma Fiumicino (295km; 3h 15')

CANTINA VAL DI GREVE

On the hills of **Chianti Classico**, in the heart of **Tuscany** and not far from **Greve**, winery with 14.9 ha of vineyards for sale. The property consists of several buildings located in a **small rural hamlet**, surrounded by land that is roughly divided into two separate blocks just a few hundred meters apart. Production focuses mainly on **Chianti Classico DOCG**, and the estate's wines have received numerous prestigious awards over the years for their high quality.

The services for daily needs are all available in the medieval village of Greve (less than ten minutes by car) but the location of the property is extremely convenient as it is not too far from **Florence** (about an hour) and from the junction of the **A1 highway** (about 40 km), which allows one to then move easily throughout Italy.

DESCRIPTION OF THE BUILDINGS

Building A (543 m² – 5,843 ft², 4 bedrooms and 4 bathrooms) is structured on two levels and houses on the ground floor the wine cellar (with vats and barriques in a thermo-conditioned environment) as well as two apartments on the first floor:

- **Apt. N°1:** living room, kitchen, two bedrooms and two bathrooms. The unit is in excellent state of maintenance.
- **Apt. N°2:** living room, kitchen, two bedrooms and two bathrooms. The unit needs some renovation and modernization work.

Building B (100 m² – 1,076 ft², 1 bathroom), adjacent to the previous one and functionally connected to it, is fully occupied by the bottling and storage rooms for the finished product, as well as a bathroom for employees.

Building C (220 m² – 2,367 ft², 3 bedrooms and 3 bathrooms) is located just across the courtyard from Building A and consists of an agricultural warehouse and an apartment that is currently used as a customer reception area:

- **Apt. N°3:** living room with kitchen and loggia, three bedrooms and three bathrooms.

A short distance from the buildings is a **10 × 5 m swimming pool** that is currently used by the owners but could be used for guests if a decision is made to start an accommodation business in the hamlet.

A vehicle **shed with water collection tank** (46 m² – 495 ft²), **bottle storage** (118 m² – 1,270 ft²) and a large **conditioned shed** (250 m² – 2,690 ft²) complete the property.

EXTERIOR AND AGRICULTURAL PRODUCTIONS

The farm covers a total area of about **35.4 hectares**, all in a hilly and well-exposed position. A metal fence was installed in 2024 to protect the crops (for a total perimeter that exceeds 5 km). Given also the climatic changes of recent years, the company also decided to draw water from an **artesian well** that provides a volume of water of about 100 liters/minute: this has made it possible to set up a capillary irrigation system for the entire vineyard, which allows it to intervene in case of particularly dry seasons.

The backbone of the estate is the **vineyard** (14.9 ha), which also includes vines of the Sangiovese variety dating back to the early post-war period (thus more than 100 years old), when most of the vines destroyed by phylloxera in the late 19th century were replanted.

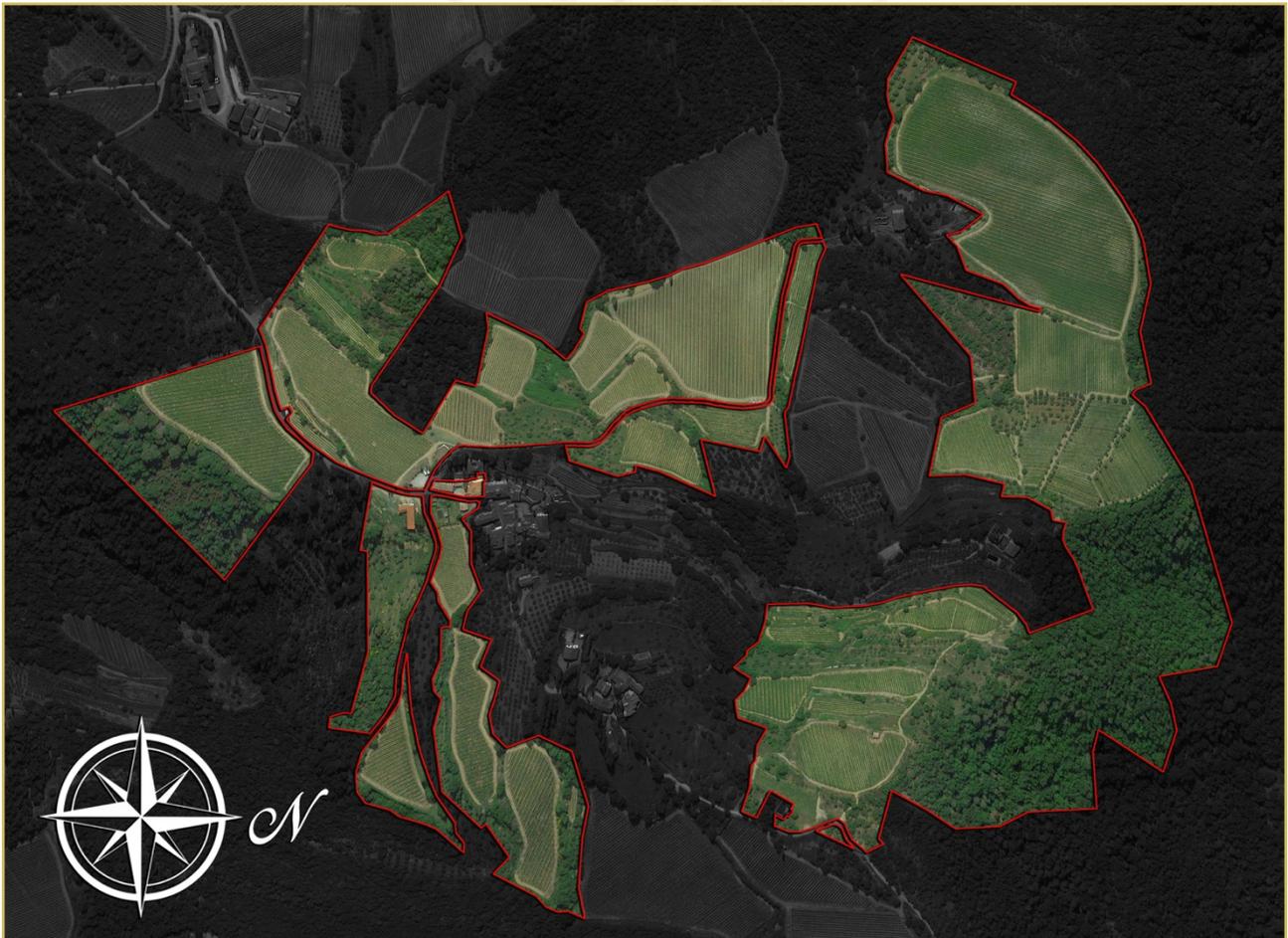
- **Vineyards surface:** 14.9489 hectares
- **Appellations:** Chianti Classico DOCG (13.0209 ha) + Alta Valle della Greve IGT (1.9280 ha)

ha)

- **Varieties:** Sangiovese, Merlot, Cabernet Sauvignon, Cabernet Franc, Petit Verdot, Trebbiano, Chardonnay, Gewürztraminer
- **Altitude and exposure:** 370 – 450 m asl (west/southwest)
- **Training:** spurred cordon, Guyot
- **Soil composition:** sandy-loamy, rich in skeleton
- **Yearly production:** 660 hl (Chianti Classico) + 100 hl (Alta Valle della Greve IGT)

An **olive grove** (3.6 ha) of Moraiolo, Leccino, Frantoio, Pendolino, Morcaio and Correggiolo varieties follows, producing between 1,000 and 1,200 kg of excellent extra virgin olive oil each year.

The remaining area is covered by arable land/grazing land (about 9.5 ha) with excellent sun exposure and therefore suitable if new vines were to be planted to expand the vineyard.









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Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com