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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1795 – **CHIANTI ARETINO ESTATE**

STUNNING WINE RESORT FOR SALE IN CHIANTI, TUSCANY

Arezzo – Arezzo – Tuscany
www.romolini.co.uk/en/1795



Interiors
1,530 sqm

Bedrooms
30

Bathrooms
25

Swimming pool
17 x 8 m | 20 x 7 m

Land
92.3 ha

Vineyards
11.3 ha

Bottles of wine
50,000 max

Olive grove
1.1 ha

Oil
5.4 hl

In panoramic location at the border of the Chianti area, in the province of Arezzo this 92.3 ha estate offers a beautiful Agriturismo with 30 bedrooms, an ample restaurant, two salt-water swimming pool and 11.3 ha of vineyards. The hamlet, heart of the property, dates back to the 17th century and the buildings have been carefully renovated to preserve their unique features.



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SUMMARY OF THE PROPERTY

REFERENCE #: 1795 – CHIANTI ARETINO ESTATE

TYPE: wine estate with Agriturismo, restaurant and 11.3 ha of vineyards

CONDITIONS: restored

LOCATION: hilly, panoramic

MUNICIPALITY: Arezzo

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 1,530 square meters (16,461 square feet)

TOTAL ROOMS: 55

BEDROOMS: 30

BATHROOMS: 25

MAIN FEATURES: stone walls, brick-built arches, carved stone jambs, wooden beams, terracotta and parquet floors, porticos, restaurant, salt-water swimming pools

LAND: 92.3 hectares (11.3 ha vineyards + 1.1 ha olive grove + 12.8 ha arable land + 67.1 ha woodland)

GARDEN: yes, around the buildings

ANNEXES: several residential and agricultural buildings

ACCESS: excellent

SWIMMING POOL: 17 x 8 m | 20 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Montevarchi (14km; 25'), Arezzo (35km; 45'), Castiglion Fiorentino (40km; 50'), Siena (41km; 50'), Greve in Chianti (49km; 1h), Florence (61km; 1h), Montepulciano (62km; 1h), Montalcino (73km; 1h 15'), San Gimignano (88km; 1h 25')

CLOSEST AIRPORTS

Firenze Peretola (78km; 1h 5'), Perugia Sant'Egidio (115km; 1h 30'), Pisa Galilei (139km; 1h 45'), Bologna Marconi (160km; 2h), Roma Ciampino (244km; 2h 35'), Roma Fiumicino (258km; 2h 40'), Milano Linate (356km; 3h 45'), Milano Malpensa (410km; 4h 20')



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CHIANTI ARETINO ESTATE

In panoramic position on the **Chianti Hills**, between **Arezzo** and **Firenze**, beautiful 17th-century hamlet with **Agriturismo**, two swimming pool, restaurant and 11.3 ha of **vineyards**.

The hamlet is located in an extremely convenient location, not far from a town offering all the necessary services (5km; 10'), and allows easily moving throughout **Tuscany**, visiting its most beautiful and renowned towns: Montevarchi (14km; 25'), Arezzo (35km; 45'), Castiglion Fiorentino (40km; 50'), the medieval Siena (41km; 50'), Greve in Chianti (49km; 1h), the beautiful Renaissance city of Florence (61km; 1h), Montepulciano (62km; 1h), the hometown of the *Brunello di Montalcino* DOCG (73km; 1h 15') and San Gimignano with its imposing towers (88km; 1h 25'). On the other hand, if you are a shopping and/or relax lover, in 30 minutes-or-so you can easily reach both the luxury outlet *The Mall* (40km; 45') and the thermal centers of Rapolano (28km; 35').

The most convenient airports to reach the property are Firenze Peretola (78km; 1h 5'), Perugia Sant'Egidio (115km; 1h 30'), Pisa Galilei (139km; 1h 45'), Bologna Marconi (160km; 2h), Roma Ciampino (244km; 2h 35'), Roma Fiumicino (258km; 2h 40'), Milano Linate (356km; 3h 45') and Milano Malpensa (410km; 4h 20').

DESCRIPTION OF THE BUILDINGS

The **building A** (605 sqm – 6,510 sqft, 14 bedrooms and 13 bathrooms) is an ample farmhouse housing seven apartments on two floors:

- **Apartment N°1** (90 sqm – 968 sqft, ground floor): living room, kitchen with dining area, two double bedrooms and two bathrooms;
- **Apartment N°2** (55 sqm – 592 sqft, ground floor): living room with dining area and kitchen, double bedroom and bathroom;
- **Apartment N°3** (130 sqm – 1,399 sqft, ground floor): living room with kitchen, sitting room, three double bedrooms, twin bedroom and three bathrooms;
- **Apartment N°4** (90 sqm – 968 sqft, first floor): living room, kitchen with dining area, two double bedrooms with en-suite bathroom;
- **Apartment N°5** (55 sqm – 592 sqft, first floor): living room with dining area and kitchen, double bedroom and bathroom;
- **Apartment N°6** (130 sqm – 1,399 sqft, first floor): living room, dining room with kitchen, two double bedrooms, two twin bedrooms and three bathrooms;
- **Apartment N°7** (55 sqm – 592 sqft, first floor): living room with dining area and kitchen, double bedroom and bathroom.

The **Building B** (200 sqm – 2,152 sqft, 6 bedrooms and 4 bathrooms) is a farmhouse split into two apartments, one on each floor:

- **Apartment N°8** (100 sqm – 1,076 sqft, ground floor): living room with dining area, kitchen, two double bedrooms, twin bedroom and two bathrooms;
- **Apartment N°9** (100 sqm – 1,076 sqft, first floor): living room, dining room with kitchen, two double bedrooms, twin bedroom and two bathrooms.

The **Building C** (190 sqm – 2,044 sqft, 5 bedrooms and 4 bathrooms) is a farmhouse too, divided into two apartments:

- **Apartment N°10** (90 sqm – 968 sqft, ground floor): living room, kitchen with dining room, double bedroom, twin bedroom and two bathrooms;
- **Apartment N°11** (100 sqm – 1,076 sqft, first floor): living room with dining area, kitchen, three double bedrooms and two bathrooms.

The **villa** (120 sqm – 1,291 sqft, 4 bedrooms and 2 bathrooms) is made up of an ample living room with dining area, kitchen with island, four bedrooms and two bathrooms.

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A **multipurpose building** (415 sqm – 4,465 sqft) houses a restaurant (fitted with a nice wine bar) with kitchen and bathrooms, a beautifully restored hall and the reception.

STATE AND FINISHES

The original core of the hamlet dates back to the 17th century and was built along an important road connecting Florence with Arezzo and Siena. Buildings are made out of stone and masonry, in typical Tuscan rustic style, and have been carefully and masterfully restored so not to lose their fundamental features. In the apartments one can find wooden beams, terracotta floors and carved-stone jambs and frames.

The property is equipped with a dedicated Internet Wi-Fi connection reaching all the rooms.

EXTERNAL AREA

The property covers a surface of approx. 92.3 hectares, split among vineyards (11.3 ha), olive grove (1.1 ha), arable land (12.8 ha) and woodland (67.1 ha).

The complex is equipped with two beautiful salt-water swimming pool, respectively 17 x 8 m and 20 x 7 m. Right next to the pools, each apartment boasts a private gazebo with deck chair and solarium.

Not far from the building is located an ample parking area with canopies for car sheltering.

DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 11.3 ha
- **Varieties:** Sangiovese, Merlot, Colorino, Trebbiano and Malvasia
- **Year of planting:** 1968, 1972, 2000
- **Altitude:** ~290 m
- **Yearly production:** ~50 tons of grapes (approximately 50,000 bottles of wine)

DETAILS ON OIL PRODUCTION

- **Surface:** 1.1 ha
- **Varieties:** Moraiolo, Leccino, Pendolino
- **Altitude:** ~290 m
- **Exposure:** south-west
- **Terrain composition:** calcareous, clayish
- **Yearly production:** ~4 tons of olives (with an estimated yield between 12% and 15%, this means approx. 540 liters of olive oil)

EXTERIORS PHOTOS



INTERIORS PHOTOS

