



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1816 – **ORGANIC WINERY CHIANTI**

## **ORGANIC WINE ESTATE WITH 7 HA OF VINEYARDS FOR SALE IN CHIANTI CLASSICO, TUSCANY**

**Gaiole in Chianti – Siena – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
675 sqm

**Bedrooms**  
5

**Bathrooms**  
6

**Swimming pool**  
13 x 5 m

**Land**  
12.7 ha

**Vineyards**  
7.0 ha

**Bottles of wine**  
49,000 max

In the heart of the Chianti Classico, half an hour away from Greve and Siena, 12.7-hectare organic wine estate with villa currently working as an Agriturismo. The 7.0-ha vineyard (5.8 ha Chianti Classico DCGG + 1.2 ha Toscana IGT) allows producing roughly 49,000 bottles of wine per year thanks to a modern and fully-equipped wine cellar.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1816 – ORGANIC WINERY CHIANTI

**TYPE:** wine estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 675 square meters (7,263 square feet)

**TOTAL ROOMS:** 19

**BEDROOMS:** 5

**BATHROOMS:** 6

**MAIN FEATURES:** exposed stone, stone fireplace, ceilings with wooden beams and terracotta tiles, loggia, arches, Chianti Classico DOCG vineyards

**EXTERIORS:** 12.7 hectares (31.3 acres)

**VINEYARDS:** 7.0 hectares (17.3 acres)

**WINE PRODUCTION:** up to 49,000 bottles per year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 13 x 5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well (with UV disinfection system)

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Gaiole in Chianti (4km; 5'), Radda in Chianti (6km; 10'), Siena (25km; 30'), Greve In Chianti (26km; 35'), San Gimignano (51km; 1h), Firenze (55km; 1h 5'), Arezzo (62km; 1h), Volterra (65km; 1h 20'), Montalcino (66km; 1h 10'), Montepulciano (75km; 1h 5'), Pienza (82km; 1h 15'), Cortona (83km; 1h 10'), Perugia (119km; 1h 25'), Lucca (127km; 1h 40'), Pisa (142km; 1h 50'), Forte dei Marmi (158km; 1h 55'), Roma (247km; 2h 35')

## CLOSEST AIRPORTS

Firenze A. Vespucci (64km; 1h), Perugia San Francesco (130km; 1h 30'), Pisa G. Galilei (155km; 1h 40'), Bologna G. Marconi (155km; 1h 55'), Roma Ciampino (258km; 2h 30'), Roma Fiumicino (276km; 2h 40')

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## ORGANIC WINERY CHIANTI

**Organic wine estate** with highly-rated **Agriturismo** for sale in the **Chianti Classico** wine region, in Tuscany. The vineyards (7.0 ha) is registered as **Chianti Classico DOCG** (5.8 ha) and **Toscana IGT** (1.2 ha) and allows producing approximately 49,000 bottles of wine per year.



Half an hour's drive from Greve in Chianti and Siena, listed by UNESCO as a *World Heritage Site*, it is just one hour from Florence, Arezzo and Montepulciano, while the Tuscan Coast, with Castiglione della Pescaia and Forte dei Marmi, is less than two hours away by car.

## DESCRIPTION OF THE BUILDINGS

Currently managed as an Agriturismo, the **main villa** (5 bedrooms and 4 bathrooms, 385 sqm – 4,143 sqft) is split among three apartments organized as follows:

- **Keeper's apartment** (ground floor): studio apartment with entrance, main bedroom, kitchenette and bathroom (shared with apartment N°1)
- **Apartment N°1** (ground floor): living room, kitchen, laundry two bedrooms and two bathrooms (one of which shared with the keeper's apartment);
- **Apartment N°2** (first floor): living room with loggia, dining room, kitchen, two bedrooms with en-suite bathrooms and a few closets.

Dating back to the 18<sup>th</sup> century, the farmhouse has been tastefully renovated with high quality materials and features exposed stone facades, ceilings with wooden beams and terracotta tiles, and terracotta floors.

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In the vicinity of the main building are located some annexes used for winemaking:

- **Building A** (73 sqm – 785 sqft): wine cellar and barriques room;
- **Building B** (95 sqm – 1,022 sqft): cellar, tool room and staff bathroom;
- **Building C** (50 sqm – 538 sqft): vat room and ageing room;
- **Building D** (72 sqm – 775 sqft): wine shop, tasting room, cellar, bathroom and storages.

## EXTERIORS

Surrounded by a landscaped garden with elegant **13 x 5 m Infinity swimming pool** and sunbathing area, the farm is completed by **12.7 hectares of private land** with vineyards. The trees that surround the estate ensure privacy and quiet, two basic requirements for a countryside house. Access to the property is through a short unpaved road framed by the Tuscan cypresses.

Current production of wine ranges around 35,000 bottles per year (with an average yield of 38 hl/ha). However, according to the **Chianti Classico DOCG** regulations, this yield could be increased up to a maximum of 52,5 hl/ha which would in turn lead to a significant increase of production ranging around 49,000 bottles per year.

Wine is fully sold in bottles. The most part of it is exported (77%) thanks to a well-established network of customers and buyers, while the remaining quantity is either sold directly at the property (15%) or sold through hotel, restaurants and cafés (8%).

## DETAILS ON WINE PRODUCTION

- **Surface:** 7.0 hectares (5.8 ha Chianti Classico DOCG + 1.2 ha Toscana IGT)
- **Varieties:** Sangiovese (72%), Merlot (9%), Malvasia Nera (8%), Colorino (8%), Vermentino (3%)
- **Year of implant:** 2000 – 2009
- **Altitude and exposure:** 400 m asl (south / southwest)
- **Density:** 6,600 vines / ha (0.70 x 2.20 m)
- **Training:** free-standing bush, pruned-spur cordon
- **Soil composition:** marlstone, clayish, sandy
- **Yearly production:** 35.000 bottles (up to 49.000 bottles)
- **Established markets:** Italy, Canada, China, France, United Kingdom, Hong Kong, United States and Sweden

## PRODUCED WINES AND PRICES

The following wines are highly-rated and have received international awards (Decanter, Gambero Rosso, James Suckling, Slow Wine and others):

- **Chianti Classico DOCG** (€ 14.00): 20,000 bottles (up to 25,500)
- **Chianti Classico DOCG Riserva** (€ 22.00): 10,000 bottles (up to 15,000)
- **Chianti Classico DOCG Gran Selezione** (€ 38.00): 3,000 bottles (up to 5,000)
- **Rosso Toscano IGT "Merlot"** (€ 29.00): 900 bottles (up to 1,500)
- **Bianco Toscano IGT "Vermentino"** (€ 13.00): 500 bottles (up to 1,000)
- **Rosé Toscano IGT** (€ 13.00): 600 bottles (up to 1,000)

## DETAILS ON OIL PRODUCTION

This property is the ideal solution for those who are looking to purchase a high-quality wine estate with an accommodation business in the heart of the Chianti Classico region, midway between Gaiole in Chianti and Radda in Chianti. The charming villa, currently run as an Agriturismo, can be easily reworked into a private residence. The Agriturismo is currently fully operational and really appreciated by visitors and vacationers, as testified by exceptional reviews on websites like *Airbnb* and *TripAdvisor*.





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