



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1835 – **GREEN WINERY TUSCANY**

## **GREEN WINERY FOR SALE IN TUSCANY, BIO-ORGANIC VINEYARDS**

**Arezzo – Arezzo – Tuscany**

[www.romolini.co.uk/en/1835](http://www.romolini.co.uk/en/1835)



**Interiors**  
1,944 sqft

**Bedrooms**  
16

**Bathrooms**  
18

**Swimming pool**  
Three in the hamlet

**Land**  
23.0 ha

**Vineyards**  
3.0 ha

**Bottles of wine**  
21.000 max

**Olive grove**  
400 trees

**Oil**  
7.5 hl

On the hills of Arezzo, in panoramic position, 23-ha organic wine estate with Agriturismo. The buildings have been finely restored and offer 16 bedrooms for the guests. The cellar is a new building and with the vineyards allows producing up to 21,000 bottles of wine per year. The olive grove (400 trees) can yield approx. 7.5 hl of olive oil per year.

© Agenzia Romolini Immobiliare s.r.l.

Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786928 – Mail: [info@romolini.com](mailto:info@romolini.com)



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1835 – GREEN WINERY TUSCANY

**TYPE:** wine & oil estate with accommodation business

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**MUNICIPALITY:** Arezzo

**PROVINCE:** Arezzo

**REGION:** Tuscany

**INTERIORS:** 1,944 square meters (20,916 square feet)

**TOTAL ROOMS:** 65

**BEDROOMS:** 16

**BATHROOMS:** 18

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, stone fireplaces, vaulted ceilings, wood-burning oven, swimming pool, geothermal system, vineyards, olive grove, fruit orchard, sustainable architecture, panoramic view over Arezzo

**LAND:** 23.0 hectares (56.8 acres)

**GARDEN:** yes, well-maintained

**ANNEXES:** several rural and residential buildings

**ACCESS:** excellent

**SWIMMING POOL:** three, one for each building of the property

**ELECTRICITY:** already connected

**WATER SUPPLY:** private wells (2) + water reservoir + mains water

**TELEPHONE:** already connected

**ADSL:** present

**GAS:** LPG

**HEATING SYSTEM:** fan coils + geothermal system + air conditioning

## CLOSEST CITIES AND TOWNS

Arezzo (5km; 15'), Castiglion Fiorentino (23km; 30'), Anghiari (34km; 35'), Cortona (35km; 50'), Montepulciano (56km; 1h), Pienza (63km; 1h 10'), Tuoro sul Trasimeno (67km; 55'), Chiusi (69km; 55'), Siena (75km; 1h 10'), Montalcino (77km; 1h 25'), Florence (81km; 1h 15'), San Gimignano (127km; 1h 45'), Volterra (128km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (96km; 1h 20'), Firenze Vespucci (101km; 1h 20'), Grosseto Baccarini (158km; 2h), Pisa Galilei (162km; 2h), Bologna Marconi (183km; 2h 30'), Roma Ciampino (234km; 2h 30'), Roma Fiumicino (249km; 2h 30'), Milano Linate (379km; 4h 10'), Milano Malpensa (433km; 5h)



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## GREEN WINERY TUSCANY

On the hills of **Tuscany**, not far from **Arezzo**, we can find this 23-ha **organic estate** with **accommodation business**, **Chianti DOCG vineyards** and **organic olive grove**. Located in a quiet and very panoramic location, the property is provided with all the necessary services by the nearby city (5km; 15') but also allows easily reaching several of the most interesting towns of Tuscany in a very short time frame: the beautiful medieval hamlets of Castiglion Fiorentino (23km; 30') and Anghiari (34km; 35'), the Etruscan town of Cortona (35km; 50'), Montepulciano (56km; 1h), the papal Pienza (63km; 1h 10'), Tuoro sul Trasimeno (67km; 55'), the city ruled by the fearsome Etruscan king Porsenna, Chiusi (69km; 55'), the beautiful and unrivaled Siena (75km; 1h 10'), Montalcino (77km; 1h 25'), the Renaissance historic centre of Florence (81km; 1h 15'), San Gimignano (127km; 1h 45') and Volterra (128km; 2h).

The most convenient airports to reach the property are Perugia San Francesco (96km; 1h 20'), Firenze Vespucci (101km; 1h 20'), Grosseto Baccarini (158km; 2h), Pisa Galilei (162km; 2h), Bologna Marconi (183km; 2h 30'), Roma Ciampino (234km; 2h 30'), Roma Fiumicino (249km; 2h 30'), Milano Linate (379km; 4h 10') and Milano Malpensa (433km; 5h).

## DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **business headquarter** (482 sqm – 5,186 sqft) hosts wine cellar, reception, offices, kitchen and workshop, tasting/event room and small shop. The wine cellar, built following the principle of sustainable architecture, was built using huge sandstone blocks which had been unearthed while digging in preparation for the construction. By using natural materials we have an optimal which allows ageing wine with no waste of energy.

The **Leopoldina** (452 sqm – 4,863 sqft, 6 bedrooms and 6 bathrooms) is laid out onto two floors organized as follows:

- **Ground floor**: loggia, ample living room, dining room with kitchen and three double bedrooms with en-suite bathroom;
- **First floor**: living room obtained inside a very panoramic loggia, dining room with stone fireplace, kitchen and three double bedrooms with en-suite bathroom.

The *leopoldina* dates back to the end of the 19th century and was probably built on the remains of an older building, now completely lost. The façade boasts the four typical arches which make a Tuscan *leopoldina* easily recognizable. On the southern side of the house is located the garden with 12 x 6 m swimming pool.

**Villa Mandorlo** (361 sqm – 3,884 sqft, 5 bedrooms and 6 bathrooms) takes its name from the impressive and colorful almond tree (*mandorlo* in Italian) which surrounds the building and is also visible from Arezzo in the blooming season. The building is laid out onto three floors and has been restored following the same criteria as for the *leopoldina*:

- **Basement**: cellar, laundry room and bathroom;
- **Ground floor**: patio, living room, dining room with kitchen, two double bedrooms and two bathrooms;
- **First floor**: three bedrooms with en-suite bathroom.

Just outside the building one can find a well-maintained garden with a rounded-edge swimming pool (40 sqm – 430 sqft).

The **farmhouse** (330 sqm – 3,551 sqft, 5 bedrooms and 6 bathrooms) is laid out onto two floors:

- **Ground floor**: living room, dining room, kitchen, laundry room with bathroom and two bedrooms with en-suite bathroom;
- **First floor**: three bedrooms with en-suite bathroom.

This is the older building in the property, dating back to the 13th century, and it was restored be-



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

tween 2000 and 2001 to make it part of the accommodation business. The building has been preserved in its original shape and boasts thick stone walls, ceilings held by wooden beams and trusses and roofs covered in terracotta tiles. All the materials used in the renovation process have been salvaged from old buildings, with the exception of fixtures and systems which are of new generation. The private garden (roughly 5,000 sqm – 1.2 ac) hosts the swimming pool for the building (approx. 80 sqm).

The **old workshop** (103 sqm – 1,108 sqft) houses several storage rooms, a laundry room and a tool room.

Finally, the property is completed by **four agricultural sheds** (178 sqm – 1,915 sqft) currently used as storage rooms and shelter for the vehicles and a **control room** (38 sqm – 409 sqft).

## EXTERNAL AREA

The estate covers a total surface of 23.0 hectares hosting a vineyard (3.0 ha in total), an olive grove (roughly 400 trees), several fruit trees (cherries, plums, pears and apples), meadows and woodland. All of the cultivations in the estate are carried out with organic methods. All the buildings lie on a single servitude-free plot of land and the property is fenced for roughly 17 hectares, a feature which grants privacy and quiet.

Residential buildings are surrounded by well-maintained gardens and each building has an exclusive pool.

## DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 3.0 hectares (2.0 ha Chianti DOCG + 1.0 ha Toscana IGT)
- **Varieties:** Sangiovese and Merlot
- **Altitude:** 550 m
- **Training:** pruned-spur cordon (Sangiovese), alberello (Merlot)
- **Soil:** medium texture rich in skeleton, sandstone and marl
- **Yearly production:** 21,000 bottles (15.7 hl)

## PRODUCED WINES

- **Chianti DOCG (€ 16.00):** 90% Sangiovese, 10% Merlot (**6,000 bottles**)
- **Chianti DOCG Riserva (€ 18.00):** 90% Sangiovese, 10% Merlot
- **IGT Toscana Merlot (€ 45.00):** 100% Merlot (**1,000 bottles**)
- **Rosso Toscano IGT (€ 18.00):** 100% Sangiovese (**6,000 bottles**)
- **Rosso Toscano IGT (€ 26.00):** 100% Sangiovese (**5,000 bottles**)
- **Rosato Toscano IGT (€ 18.00):** 100% Sangiovese (**3,000 bottles**)

## DETAILS ON OIL PRODUCTION

- **Number of trees:** ~ 400 olive trees
- **Cultivars:** Frantoio (50%), Moraiolo (35%) and Leccino (15%)
- **Altitude:** 500 m
- **Exposure:** Southwest
- **Yearly production:** 7.5 hl (1,500 bottles)



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## USE AND POTENTIAL USES

The estate couples the production of organic wine and oil with an excellent accommodation business in finely restored villas capable of merging the relax offered by the quiet and retired location with the opportunity of taking part in wine tasting with following explaining of the process for producing wine and oil.

Guests of the structure can rely on ample outdoor spaces ideal for hiking and trekking in the estate, but also on the comfort of being not too far from attractions and cultural/artistic landmarks which are plentiful in Arezzo and other cities and towns of Tuscany.



© Agenzia Romolini Immobiliare s.r.l.

Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786928 – Mail: [info@romolini.com](mailto:info@romolini.com)

## EXTERIORS PHOTOS





**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## INTERIORS PHOTOS

