

## BOUTIQUE WINE ESTATE WITH AGRITURISMO FOR SALE IN CHIANTI CLASSICO, TUSCANY

Greve in Chianti – Florence – Tuscany



**Interiors**  
595 m<sup>2</sup>

**Bedrooms**  
7

**Bathrooms**  
10

**Swimming pool**  
12 × 6 m

**Total land**  
4.8 ha

**Vineyards**  
2.5 ha

**Bottles of wine**  
10,000 max

**Olive grove**  
180 trees

**Oil**  
500 kg

On the hills of Chianti, in the province of Florence, we find this small 4.8-hectare wine estate with Chianti Classico DOCG / Toscana IGT vineyards and a boutique accommodation business. The property is well established: the vineyards allow producing up to 10,000 bottles of wine per year, while the guests can rely on 7 bedrooms. A small olive grove (180 trees) allows producing roughly 500 liters of excellent extravirgin DOP olive oil.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2034 – BLACK ROOSTER WINERY

**TYPE:** small wine estate with Agriturismo

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** unpaved road (800 m)

**INTERIORS:** 595 square meters (6,403 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 7

**BATHROOMS:** 10

**ANNEXES:** wine cellar, former barn

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, loggia, Chianti Classico DOCG vineyards, solar panels, wine cellar, garden, fruit trees, stone-paved apron

**TOTAL LAND:** 4.8 hectares (11.9 acres)

**VINEYARDS:** 2.5 hectares (6.2 acres)

**WINE PRODUCTION:** 10,000 bottles / year

**OLIVE GROVE:** 180 trees

**OIL PRODUCTION:** 500 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 211.81 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Town with services (1km; 5'), San Casciano in Val di Pesa (19km; 25'), Figline Valdarno (22km; 35'), Poggibonsi (27km; 40'), Florence (28km; 30'), Colle Val d'Elsa (35km; 45'), San Gimignano (40km; 1h), Siena (45km; 1h), Volterra (61km; 1h 20'), Arezzo (65km; 1h 10'), Montalcino (85km; 1h 35'), Pisa (90km; 1h 25')

## CLOSEST AIRPORTS

Firenze A. Vespucci (46km; 50'), Pisa G. Galilei (93km; 1h 30'), Bologna G. Marconi (127km; 1h 30'), Perugia San Francesco (147km; 2h), Roma Ciampino (276km; 3h), Roma Fiumicino (290km; 3h 10')

## BLACK ROOSTER WINERY

On the hills of **Chianti**, in the province of **Florence**, we find this small 4.8-hectare **wine estate** with **Chianti Classico DCG / Toscana IGT** vineyards and a boutique **accommodation business**. The property is well established: the vineyards allow producing up to 10,000 bottles of wine per year, while the guests can rely on 7 bedrooms. A small **olive grove** (180 trees) allows producing roughly 500 liters of excellent extra-virgin DOP olive oil.

The services for daily needs are available in the nearby town (about 1 km reachable on foot) where there are restaurants, shops, and schools. In less than half an hour, one can also reach **Florence** and from there use the motorway network to move throughout most of **Tuscany** to the sea.

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (339 m<sup>2</sup> – 3,648 ft<sup>2</sup>, 5 bedrooms and 7 bathrooms) is a rural building, recently renovated, spread over two levels. On the ground floor, the central entrance divides the kitchen, a dining room, and a large lounge. The corridor leads to a service bathroom and the first bedroom with private bathroom. From the living room, there is access to a secondary room with a service bathroom. On the first floor is the sleeping area, composed of four bedrooms with en-suite bathrooms.

The **old barn** (214 m<sup>2</sup> – 2,303 ft<sup>2</sup>, 2 bedrooms and 3 bathrooms) has been completely renovated and today hosts the tasting room for the company's products with a service bathroom and a two-level residence. On the ground floor are two kitchens (one habitable, the other with access to the veranda) and a bedroom with a bathroom; the upper floor is entirely occupied by a beautiful suite with a private bathroom and walk-in closet.

A paved stone courtyard separates the two buildings and offers a pleasant outdoor living area ideal for outdoor dinners and gatherings. The **4,300-m<sup>2</sup> garden** behind the house hosts a **12 × 6 m swimming pool** overlooking the vineyards.

Completing the property is a small **wine cellar** (42 m<sup>2</sup> – 452 ft<sup>2</sup>) with various sheds to shelter agricultural tools and equipment.

## EXTERIOR AND PRODUCTION

The estate covers a total surface of roughly **4.8 hectares (11.9 acres)**.

The most important part is the **vineyard** (2.5 ha), registered as **Chianti Classico DCG** and **Toscana IGT**. Made up of Sangiovese, Merlot and Vermentino varieties, the vineyard is currently used to produce between 8,000 and 10,000 bottles of wine per year.

- **Chianti Classico DCG**: Sangiovese 100%
- **Toscana Rosso IGT**: Merlot 100%
- **Toscana Bianco IGT**: Vermentino 100%

There is a small high-density **olive grove** (5,700 m<sup>2</sup>) with roughly **180 trees** of mostly Moraiolo and Frantoio cultivars producing roughly 500 liters of DOP extra-virgin olive oil per year.

The remaining surface is covered in arable land with fruit trees (4,500 m<sup>2</sup>) and coppice woodland (8,000 m<sup>2</sup>).













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