

STUNNING HISTORIC ESTATE FOR SALE ON THE HILLS OF CHIANTI CLASSICO, TUSCANY

Greve in Chianti – Florence – Tuscany



Interiors
1,695 m²

Bedrooms
21+

Bathrooms
20+

Total land
50.1 ha

Swimming pool
15 × 7.5 m | 8 × 4 m

Olive grove
6.1 ha

This beautiful historic property is located on the hills surrounding Greve, in the heart of Chianti Classico and a short distance from Florence. The property (just shy of 1,700 m²) is made up of a beautiful hamlet including a manorial villa (4 bedrooms), an Agriturismo (12 bedrooms) and a farm to be restored, ideal to expand the accommodation business or create a wine cellar. The estate covers in total 50.1 hectares.

SUMMARY OF THE PROPERTY

REFERENCE #: 2239 – VILLA D'EPOCA CHIANTI

TYPE: rural hamlet

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (300 m)

INTERIORS: 1,695 square meters (18,284 square feet)

TOTAL ROOMS: 45+

BEDROOMS: 21+

BATHROOMS: 20+

ANNEXES: farm, barn, workshop

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplace, stone mills, cellar, garden, BBQ area, swimming pools, paved courtyard, olive grove, development opportunity for additional guest accommodations and/or wine cellar, possibility of buying the neighboring vineyards

EXTERIORS: 50.1 hectares (123.8 acres)

OLIVE GROVE: 6.1 hectares (15.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 8 × 4 m | 15 × 7.5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (2km; 1'), Greve in Chianti (12km; 15'), Figline Valdarno (12km; 20'), Radda in Chianti (15km; 20'), Panzano in Chianti (19km; 25'), Gaiole in Chianti (25km; 30'), Castellina in Chianti (27km; 35'), San Casciano in Val di Pesa (28km; 35'), Monteriggioni (43km; 55'), Florence (45km; 50'), Siena (49km; 1h 5'), Arezzo (53km; 55'), San Gimignano (64km; 1h 10'), Volterra (86km; 1h 30'), Montepulciano (86km; 1h 20'), Pienza (94km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (61km; 55'), Pisa G. Galilei (102km; 1h 30'), Perugia San Francesco (37km; 1h 45'), Bologna G. Marconi (143km; 1h 40'), Roma Ciampino (264km; 2h 50'), Roma Fiumicino (280km; 3h)

VILLA D'EPOCA CHIANTI

This beautiful **historic property** is located on the hills surrounding **Greve**, in the heart of **Chianti Classico** and a short distance from **Florence**. The property (just shy of 1,700 m²) is made up of a beautiful hamlet including a **manorial villa** (4 bedrooms), an **Agriturismo** (12 bedrooms) and a farm to be restored, ideal to expand the accommodation business or create a wine cellar. The estate covers in total **50.1 hectares**.

Basic services are available in the nearby town (2km; 1') and the art cities of **Tuscany** can all be reached in no more than an hour and a half by car (Greve, Castellina, Monteriggioni, Florence, Siena, Arezzo, Montepulciano, Pienza...).

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (430 m² – 4,627 ft², 4 bedrooms and 6 bathrooms) is laid over three floors. The lower ground floor houses the old cellars, an entrance room, dining area with kitchen and a bathroom. The upper ground floor, accessed from outside as well, includes the beautiful reception hall, a private office space and four bedrooms with en-suite bathroom. The first floor is currently used as a storage area with six rooms.

The **Agriturismo** (660 m² – 7,102 ft², 12 bedrooms and 13 bathrooms) has been created in a separate wing of the main complex and houses six apartments, one of which used by the owners.

- **Apt. N°1** (120 m² – 1,291 ft², first floor): ample living room with open-plan kitchen, three bedrooms and two bathrooms;
- **Apt. N°2** (120 m² – 1,291 ft², upper ground floor, first floor): living room, dining area with kitchen, reading room in the gallery, bathroom and two bedrooms with private bathroom;
- **Apt. N°3** (120 m² – 1,291 ft², ground floor): living room and kitchen with exit into the porch, two bedrooms and three bathrooms.
- **Apt. N°4** (90 m² – 969 ft², lower ground floor): living room with open-plan kitchen, pantry, two bedrooms and two bathrooms,
- **Apt. N°5** (120 m² – 1,291 ft², mezzanine floor): dining room with fireplace and kitchen, two bedrooms with private bathroom (one with walk-in closet);
- **Apt. N°6** (90 m² – 969 ft², upper ground floor): ample living room with dining area, kitchen, storage, bedroom and bathroom.

A short distance from the Agriturismo is a **former rural outbuilding** (160 m² – 1,722 ft²). This building has been partially converted into a cozy BBQ area with a spacious paved terrace for *al fresco* dinners. At its center is a laundry and a workshop. The remaining spacious rooms include storages and workshops.

Right in front of the villa and the Agriturismo, slightly uphill, is the old **farm** (280 m² – 3,013 ft², 5 bedrooms and 1 bathroom) currently featuring the typical rustic layout with storages and stables on the lower floor and the farmer's house on the upper levels. The building is in need of a total renovation and could be converted either into an extension of the Agriturismo or into a wine cellar.

- **Basement and lower ground floor:** cellars, stables and storages;
- **Upper ground floor:** dining room with kitchen, living room, five bedrooms and bathroom;
- **First floor:** room in the tower and attic.

Right next to the farm is an old **workshop** (70 m² – 753 ft²) laid over two floors and featuring a small paved courtyard on the side.

The property is then completed by a **storage** (40 m² – 430 ft²) and an **old barn** (55 m² – 592 ft²) on two floors, located just a short distance from the farm in strategic locations considering their original purpose.

EXTERIOR

Both the villa and the farm feature generous green areas all around, landscaped into gardens with stone walls, hedges and decorative plants. The villa has its own private **8 × 4 m swimming pool** located in the walled courtyard (roughly 350 m², with garden), while the Agriturismo can enjoy a bigger **15 × 7.5 m swimming pool** shared by guests and set slightly above the building, in front of the farm and at the center of a 1,200-m² garden that could also double as an event venue. Right next to the Agriturismo, going towards the BBQ area, is a convenient paved apron overlooking the surrounding Chianti hills, very suitable for events and meetings.

Beyond the gardens, the estate covers over **50.0 hectares** on the hills. The woodland (roughly 40.0 ha) includes both coppice (30.3 ha) and a chestnut grove (6.0 ha). The remaining surface is mainly farmland and includes an **olive grove** (6.1 ha). The arable land (3.4 ha) could be easily used to plant more vines.

ADDITIONAL PURCHASE

If interested, there is the possibility of buying with separate negotiation the neighboring vineyards for **€ 400,000**. The vineyards are currently rented out to a third party with a loan-to-use contract expiring on **2033**. One could terminate the contract before its term through a private agreement with the tenant, or use the remaining time to set up a wine cellar in the estate that would later be used to produce wine without relying on a third party.

As for the vineyards, the oldest vines (**Cabernet**) dates back to 1995, while most recent implants include **Sangiovese** (2009, 2020) and **Chardonnay** (2020). The planting distance is uniform (2.60 × 0.80 m) for younger vines, while it still has the old layout (3,00 × 1,20 m) in the oldest areas. As for production, vineyards are registered as **Chianti Classico DOCG** (3.0 ha) and **Toscana IGT** (2.9 ha).



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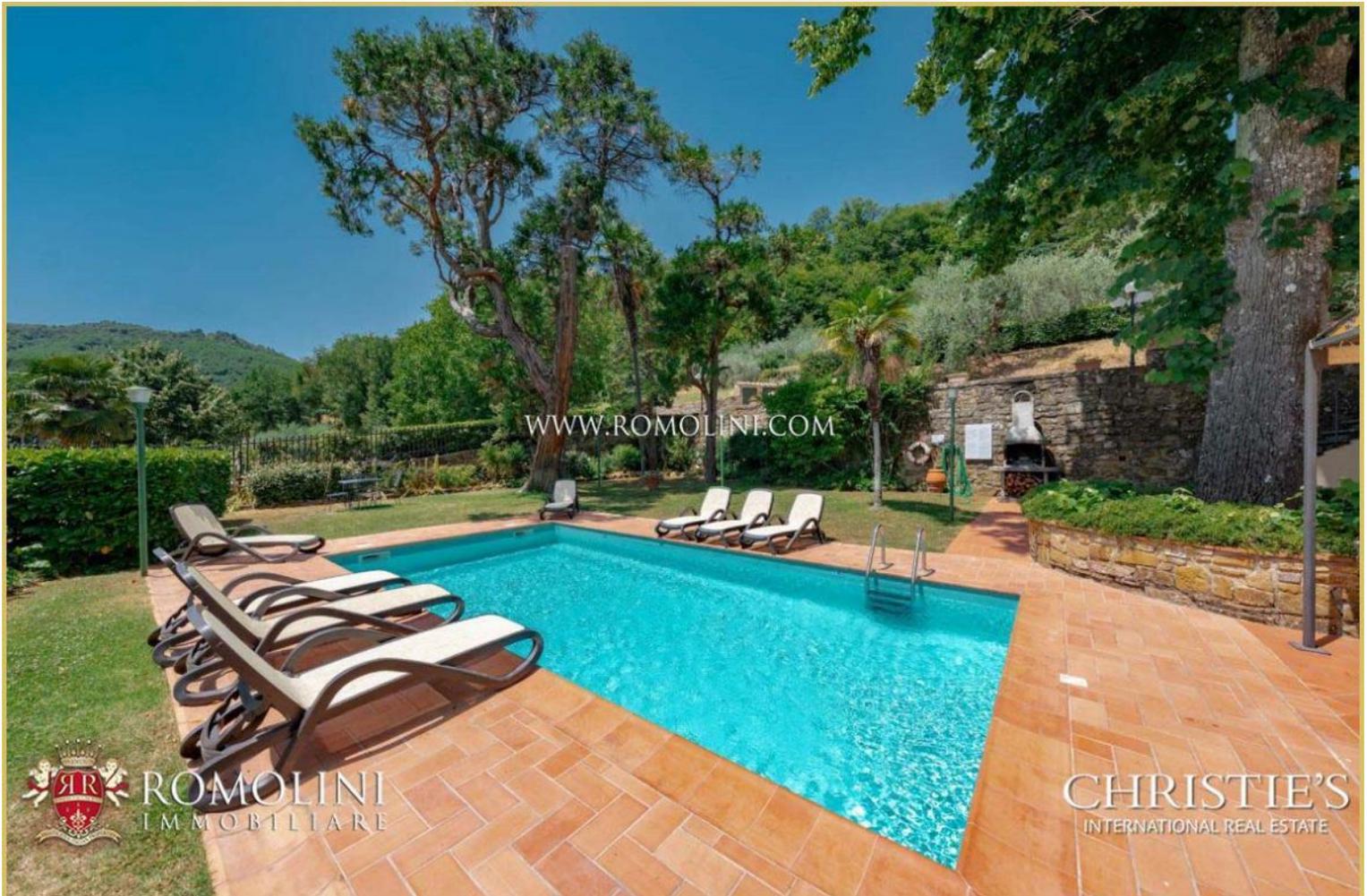
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