

Ref. 2287 – TENUTA DEL MELOGRANO

## 101.9-HA WINE ESTATE WITH AGRITURISMO FOR SALE IN FLORENCE, TUSCANY

Castelfiorentino – Florence – Tuscany

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**Interiors**  
 2,330 sqm

**Bedrooms**  
 21+

**Bathrooms**  
 13+

**Swimming pool**  
 15 x 7,5 m

**Land**  
 101.9 ha

**Vineyards**  
 4.5 ha

**Olive grove**  
 480 trees

This 101.9-hectare estate is located halfway between Florence and Pisa, in the heart of Tuscany. The property consists of a rural hamlet (1,320 sq. m.) that includes ten guest apartments, the owners' house and farm warehouses, and two ruined farms in need of restoration (910 sq. m.). The land accommodates an IGT vineyard (4.5 ha), an olive grove (480 trees) and large woods with truffle ground. The farm falls almost entirely within a wildlife hunting reserve.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2287 – TENUTA DEL MELOGRANO

**TYPE:** estate, hunting reserve

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, with tree-lined avenue

**INTERIORS:** 2,230 square meters (23,995 square feet)

**BEDROOMS:** 21+

**BATHROOMS:** 13+

**ANNEXES:** ruins

**MAIN FEATURES:** stone walls, vaulted ceilings, wooden beams, fireplaces, terracotta floors, garden, pool with sunbathing area, carport, ruins to be restored, IGT vineyards, olive grove, truffle ground, tree-lined avenue, hunting reserve

**EXTERIORS:** 101.9 hectares (251.8 acres)

**VINEYARDS:** 4.4 hectares (10.9 acres)

**OLIVE GROVE:** 480 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 15 x 7.5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplaces

## CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Castelfiorentino (16km; 20'), Pontedera (25km; 30'), Volterra (44km; 55'), San Casciano in Val di Pesa (44km; 1h), Pisa (51km; 50'), Lucca (54km; 1h 5'), Monteriggioni (56km; 1h), Florence (61km; 1h 10'), Greve in Chianti (67km; 1h 15'), Bagno a Ripoli (69km; 1h 5'), Siena (72km; 1h 10'), Viareggio (78km; 1h 10'), Gaiole in Chianti (81km; 1h 30'), Forte dei Marmi (84km; 1h 20'), Pienza (123km; 2h), Montepulciano (132km; 2h)

## CLOSEST AIRPORTS

Pisa G. Galilei (48km; 45'), Firenze A. Vespucci (56km; 50'), Bologna G. Marconi (143km; 1h 45'), Grosseto C. Baccarini (141km; 2h 55'), Roma Ciampino (314km; 3h 30'), Roma Fiumicino (328km; 3h 35')



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## TENUTA DEL MELOGRANO

This **101.9-hectare estate** is located halfway between **Florence** and **Pisa**, in the heart of **Tuscany**. The property consists of a **rural hamlet** (1,320 sq. m.) that includes ten guest apartments, the owners' house and farm warehouses, and two ruined farms in need of restoration (910 sq. m.). The land accommodates an **IGT vineyard** (4.5 ha), an **olive grove** (480 trees) and large woods with **truffle ground**. The farm falls almost entirely within a **wildlife hunting reserve**. Services are available in the nearby village (2km; 5'), and the center of **Castelfiorentino** is about a 20-minute drive away (16km; 20'). From the property one can reach the art cities of **Tuscany** in less than two hours by car (Volterra, Pisa, Monteriggioni, Florence, Siena, Pienza, Montepulciano...).

## DESCRIPTION OF THE BUILDINGS

The central core of the property consists of three buildings, which house mainly **ten guest apartments** (700 sqm – 7,532 sqft, 19 bedrooms and 10 bathrooms). Next to the accommodation business is then the **owners' home** (240 sqm – 2,582 sqft, 3 bedrooms and 3 bathrooms) consisting of a large living area with open kitchen and dining room on the ground floor, three bedrooms and three bathrooms on the first floor. Completing the property are the various **agricultural warehouses and storerooms** (380 sqm – 4,089 sqft) for use by the agricultural activity.

The buildings on the estate all date back to the period from the second half of the 19<sup>th</sup> to the early 20<sup>th</sup> century and have been restored in recent times with the idea of maintaining their original rural appearance wherever possible. The properties are in excellent condition, having always been maintained by the current owners. The driveway is adorned with cypress trees in the Tuscan manner.

Not far from the farmhouses, in a slightly elevated position, is the **15 x 7.5 m swimming pool** surrounded by a paved sunbathing area and a garden with hedges. Across the road from the pool is then a carport.

Further away from the main hamlet, on the hills of the estate, there are then two *poderi* to be renovated. **Podere A** (360 sqm – 3,874 sqft), located at the highest part of the estate, is just a ruin and only the foundations of the buildings are visible today. However, there are documents from several years ago that show the approximate appearance of the building, thus allowing for a fairly accurate reconstruction.

On the other hand, **Podere B** (550 sqm – 5,918 sqft) is located in the valley, at the edge of the forest: the perimeter walls and some of the partitions of this building are still standing, which means that it is still possible to reconstruct the building in its original form.

## EXTERIORS

The property spreads over a total of **101.9 hectares (251.8 acres)**, almost entirely inside a **wildlife hunting reserve** (over 95.0 ha). The woods surrounding the buildings provide great privacy and include a **truffle ground** where the prized **white truffles of San Miniato** can be found (the farm is also part of the local *Truffle Consortium*).

The **vineyard** (4.5 ha) consists of Trebbiano, Malvasia, Sangiovese, Ancellotta and Ciliegiolo varieties: the production is partly sold as grapes and partly used for the production of white and red **IGT wines**.

The **olive grove** (about 480 trees spread over 1.1 ha of land), on the other hand, are exploited directly for the production of excellent extra virgin olive oil.



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