



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2293 – **BORGIO CASTELNUOVO**

66.4-HECTARE ESTATE WITH RURAL HAMLET FOR SALE IN CHIANTI CLASSICO, TUSCANY

Gaiole in Chianti – Siena – Tuscany

VIEW ON OUR WEBSITE



Interiors
2,177 sqm

Bedrooms
17

Bathrooms
17

Swimming pool
15 x 5,5 m

Land
66.4 ha

Vineyards
Up to 6.0 ha

Olive grove
2,200 trees

Oil
Up to 1,800 kg

On the hills of the Chianti Classico region, not far from Gaiole and the Castello di Brolio, 66.4-hectare estate with a rural hamlet and Agriturismo. The estate buildings (over 2,100 sqm) currently house nine flats, the old wine cellar, a restaurant and a spacious yoga centre. The land houses a small vineyard (about 1.1 ha with the possibility of planting up to 6.0 ha) and an olive grove (about 2,200 trees), as well as woodland and arable land.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2293 – BORGO CASTELNUOVO

TYPE: estate with rural hamlet

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 2,177 square meters (23,424 square feet)

BEDROOMS: 17

BATHROOMS: 17

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplaces, stone steps, panoramic terraces, swimming pool, restaurant, yoga hall, garden, panoramic views, vineyards, olive grove, wine cellar, paved courtyard, private lake

LAND: 66.4 hectares (164.1 acres)

VINEYARDS: up to 6.0 hectares (14.8 acres)

OLIVE GROVE: 2,200 trees

OLIVE OIL: up to 1,800 kg

GARDEN: yes, around the buildings

SWIMMING POOL: 15 x 5,5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + well (irrigation only)

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Castelnuovo Berardenga (8km; 10'), Gaiole in Chianti (13km; 15'), Siena (26km; 30'), Bucine (27km; 40'), Castellina in Chianti (33km; 45'), Greve in Chianti (38km; 45'), Monteriggioni (41km; 45'), Montalcino (55km; 1h 5'), Montepulciano (57km; 55'), Pienza (63km; 1h), San Gimignano (64km; 1h 5'), Arezzo (66km; 1h 5'), Cortona (67km; 1h), Volterra (76km; 1h 15'), Florence (77km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (83km; 1h 20'), Grosseto C. Baccarini (91km; 1h 15'), Perugia San Francesco (111km; 1h 30'), Pisa G. Galilei (127m; 2h), Bologna G. Marconi (164km; 2h 10'), Roma Ciampino (239km; 2h 35'), Roma Fiumicino (253km; 2h 40')

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BORGH CASTELNUOVO

On the hills of the **Chianti Classico** region, not far from **Gaiole** and the **Castello di Brolio**, 66.4-hectare **estate** with a **rural hamlet** and **Agriturismo**. The estate buildings (over 2,100 sqm) currently house nine flats, the old wine cellar, a restaurant and a spacious yoga centre. The land houses a **small vineyard** (about 1.1 ha with the possibility of planting up to 6.0 ha) and an **olive grove** (about 2,200 trees), as well as woodland and arable land.

The property is accessible via a short dirt road (approx. 700 m) that connects it to the communal road system. Basic services are available in the villages of **Castelnuovo Berardenga** (approx. 10' drive) and **Gaiole in Chianti** (15' drive), but the central position in **Tuscany** guarantees a quick connection to most of the art cities in the region (Florence, Siena, Montepulciano, Pienza, San Gimignano...).

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (1,182 sqm – 12,718 sqft, 13 rooms and 7 bathrooms) is a large stone and masonry building that has been extended and remodeled over the centuries. The agricultural portion (593 sqm) houses numerous storerooms, cellars and warehouses, laundry, *orcinaia* and sheds, while the residential portion is divided into five independent flats:

- **Master apartment** (326 sqm – 3,508 sqft): two entrances, large living area with fireplace, dining room, kitchen with pantry, living room, six bedrooms and three bathrooms;
- **Apt. N°1** (51 sqm – 549 sqft): living room with kitchen, bedroom and bathroom;
- **Apt. N°2** (93 sqm – 1,000 sqft): living room with kitchen, three bedrooms and bathroom;
- **Apt. N°3** (64 sqm – 688 sqft): living room with kitchen, two bedrooms and bathroom;
- **Apt. N°4** (55 sqm – 592 sqft): living room, kitchen, bedroom and bathroom.

Next to the villa is a **rustic farmhouse** (165 sqm – 1,775 sqft) which is currently used as reception, administrative office, summer kitchen and storage.

Opposite the villa is a large **multi-purpose building** (226 sqm – 2,432 sqft, 2 bathrooms) with a large glazed hall that would be perfect as a yoga and/or meditation area. At the back, the building features two more rooms that are currently used as massage area and fitness center.

Not far from the villa is the **old wine cellar** (271 sqm – 2,916 sqft) where grapes were once delivered for processing. The building includes several storerooms, the bottling line and a workshop, all located on staggered floors with direct access from the outside.

Moving away from the buildings, at the exit of the yard, the **restaurant** (99 sqm – 1,065 sqft, 3 bathrooms) consists of a large guest room, professional kitchen with pantry, guest bathrooms and employee bathrooms. The building was once a barn, recognizable by the windows with brick pattern.

The **Agriturismo** (244 sqm – 2,518 sqft, 4 rooms and 5 bathrooms) is located approximately 250 m from the main villa and is divided into four apartments:

- **Apt. N°5** (50 sqm – 538 sqft): living room, kitchen, bedroom and bathroom;
- **Apt. N°6** (50 sqm – 538 sqft): living room, kitchen, bedroom and bathroom;
- **Apt. N°7** (41 sqm – 441 sqft): living room with terrace, kitchen, bedroom and bathroom;
- **Apt. N°8** (93 sqm – 1,001 sqft): living room with kitchenette and service bathroom, living/reading room and bedroom with en-suite bathroom.

The farmhouse also has a **15 x 5.5 m swimming pool**, located slightly downhill from the building and surrounded by a wooden sunbathing area that offers a pleasant outdoor space in which to relax on hot summer days.



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EXTERIORS

The estate spans over **66.4 hectares (164.1 acres)** in the Chianti hills, not far from Castello di Brolio. Most of the estate is covered in woodland (44.2 ha), which ensures privacy and excellent opportunities for walks and excursions in the countryside.

Agriculturally, the property includes large sections of arable (4.9 ha) and grazing land (1.7 ha) that could easily be used to plant new crops on the farm. The land is also very suitable for planting vineyards, as evidenced by the numerous wineries in the area.

A large **olive grove** (about 6.6 ha for a total of 2,200 trees) allows the production of up to 1,800 kg of excellent extra-virgin olive oil each year.

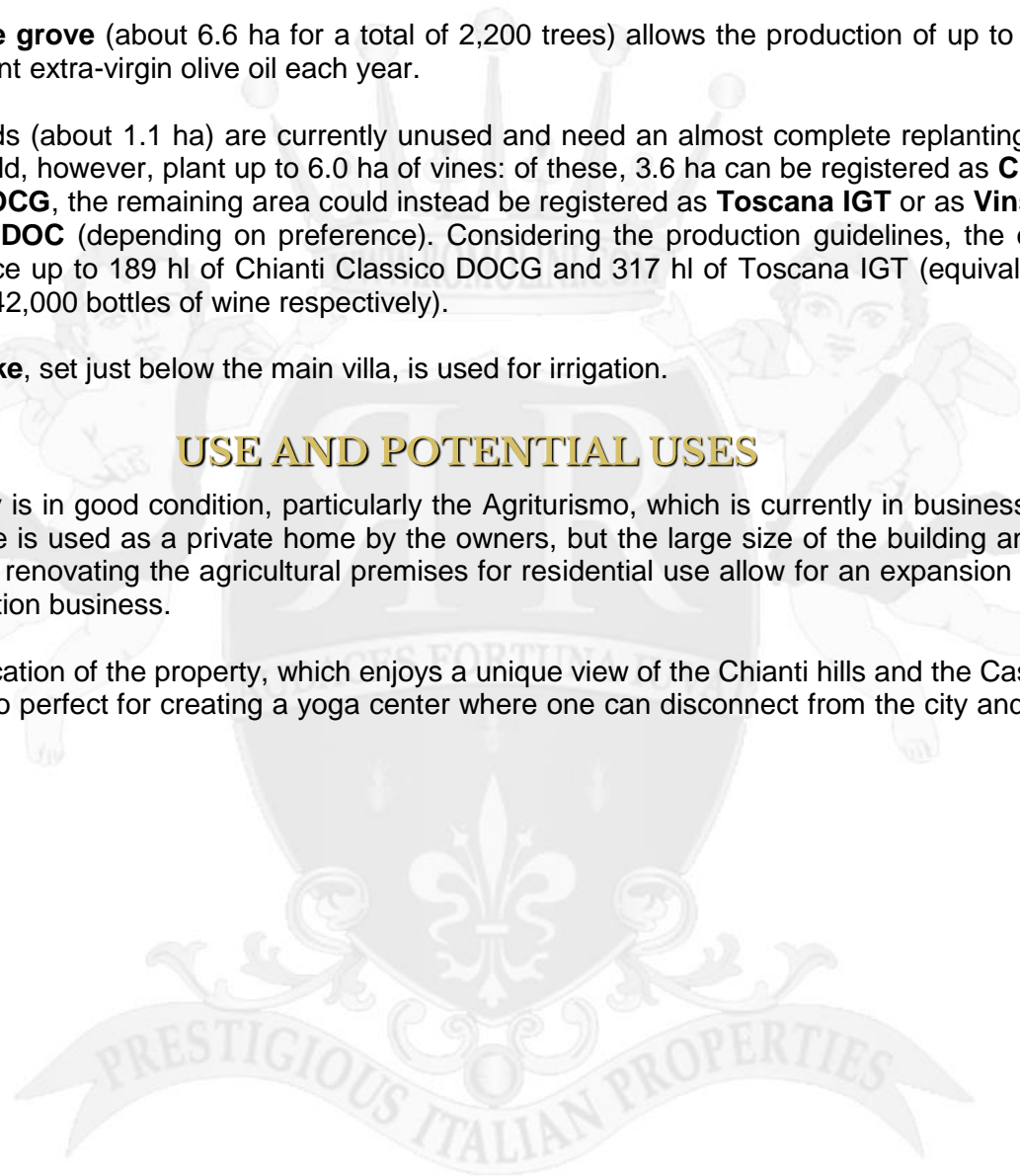
The vineyards (about 1.1 ha) are currently unused and need an almost complete replanting. The property could, however, plant up to 6.0 ha of vines: of these, 3.6 ha can be registered as **Chianti Classico DOCG**, the remaining area could instead be registered as **Toscana IGT** or as **Vinsanto del Chianti DOC** (depending on preference). Considering the production guidelines, the estate could produce up to 189 hl of Chianti Classico DOCG and 317 hl of Toscana IGT (equivalent to 25,000 and 42,000 bottles of wine respectively).

A **private lake**, set just below the main villa, is used for irrigation.

USE AND POTENTIAL USES

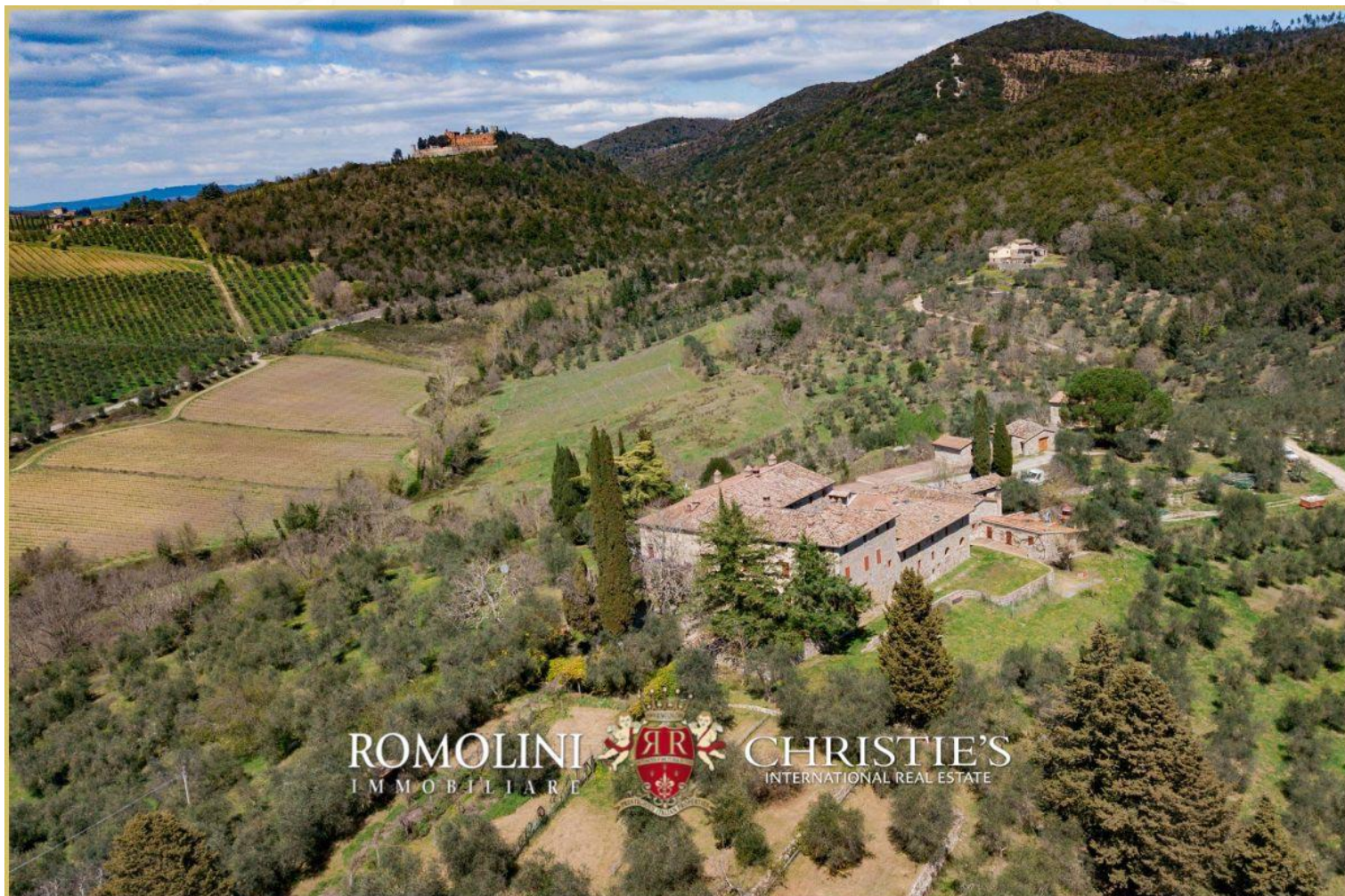
The property is in good condition, particularly the Agriturismo, which is currently in business. The manor house is used as a private home by the owners, but the large size of the building and the possibility of renovating the agricultural premises for residential use allow for an expansion of the accommodation business.

The quiet location of the property, which enjoys a unique view of the Chianti hills and the Castle of Brolio, is also perfect for creating a yoga center where one can disconnect from the city and work routine.



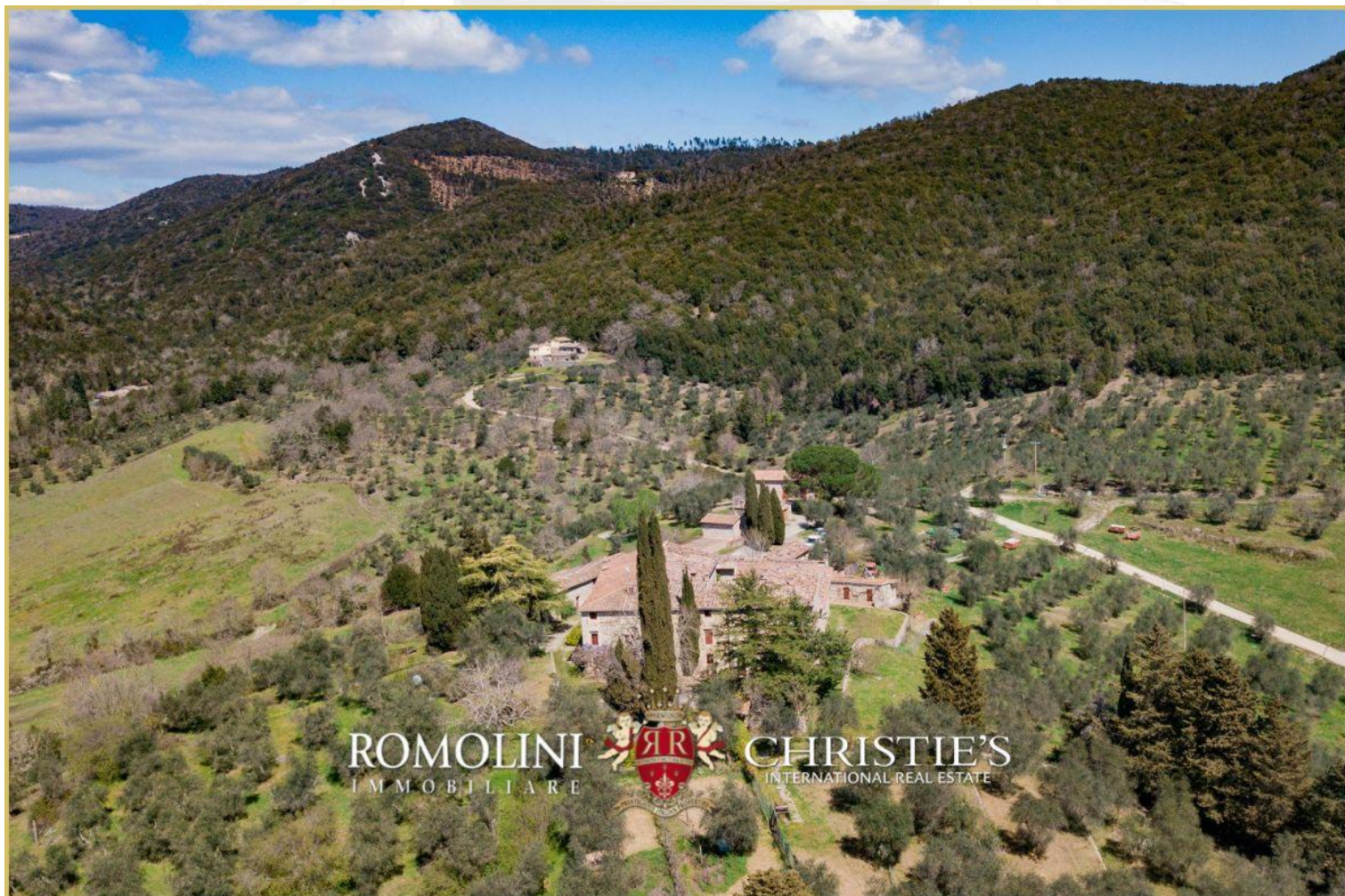










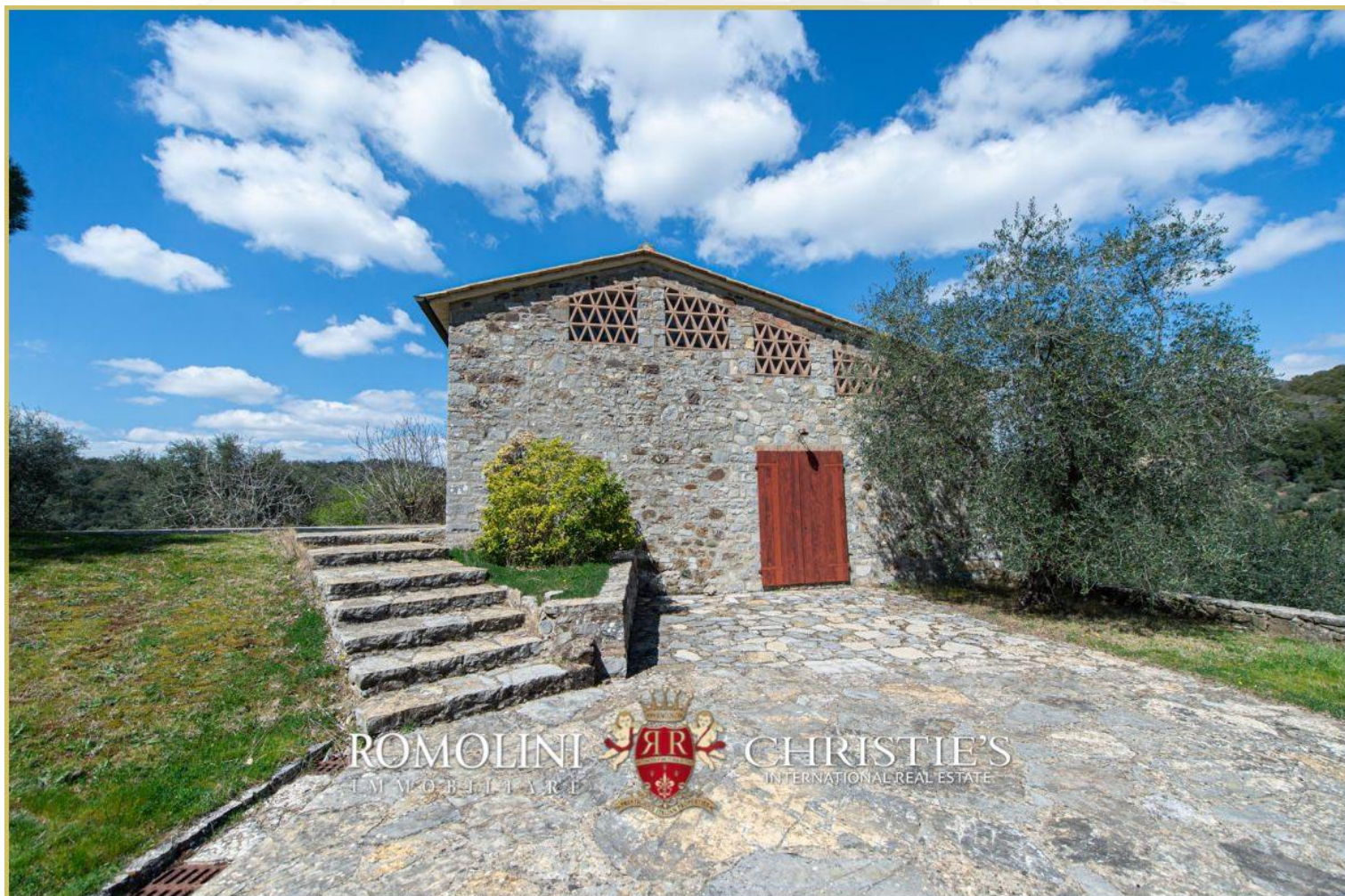


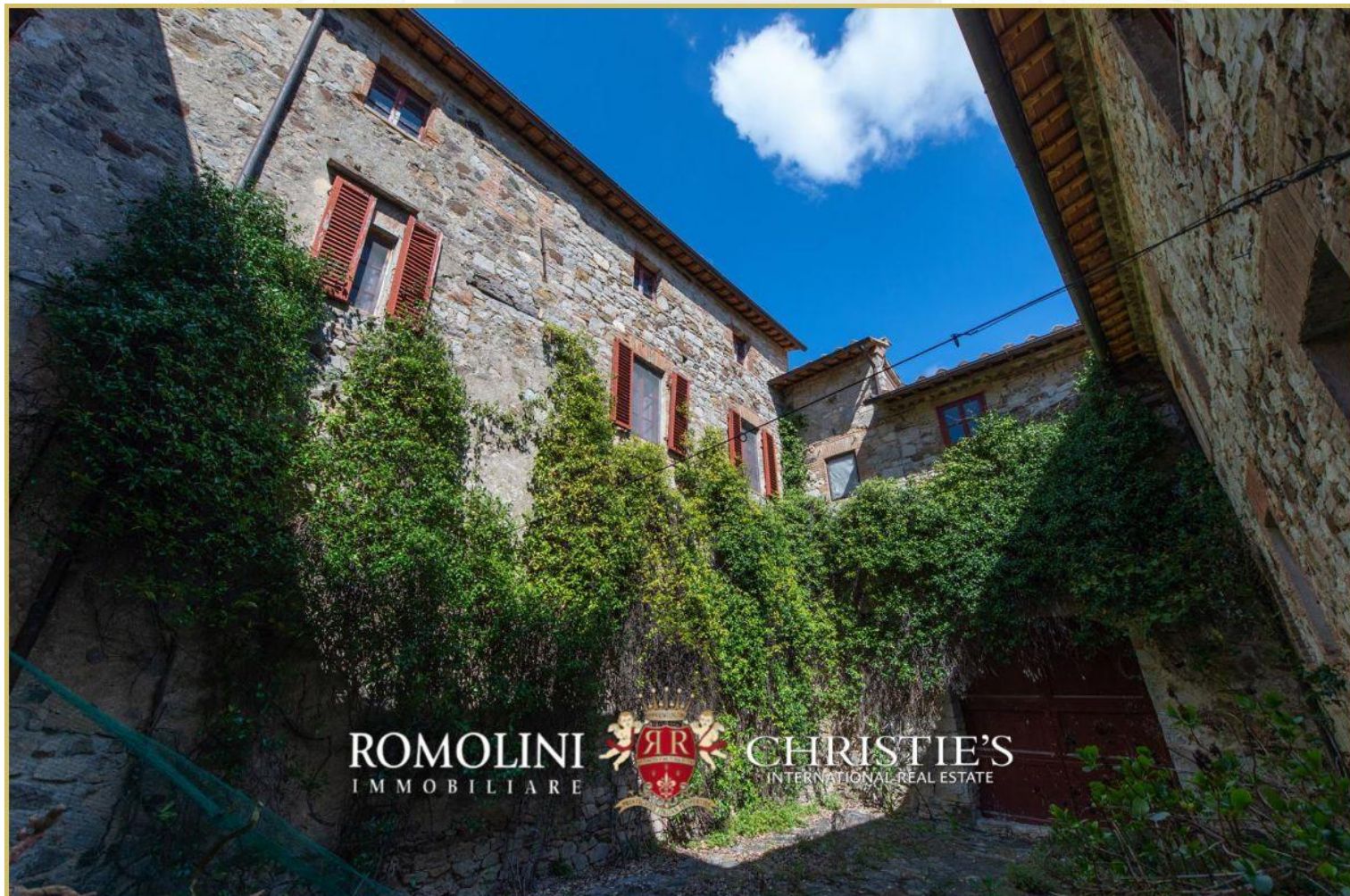


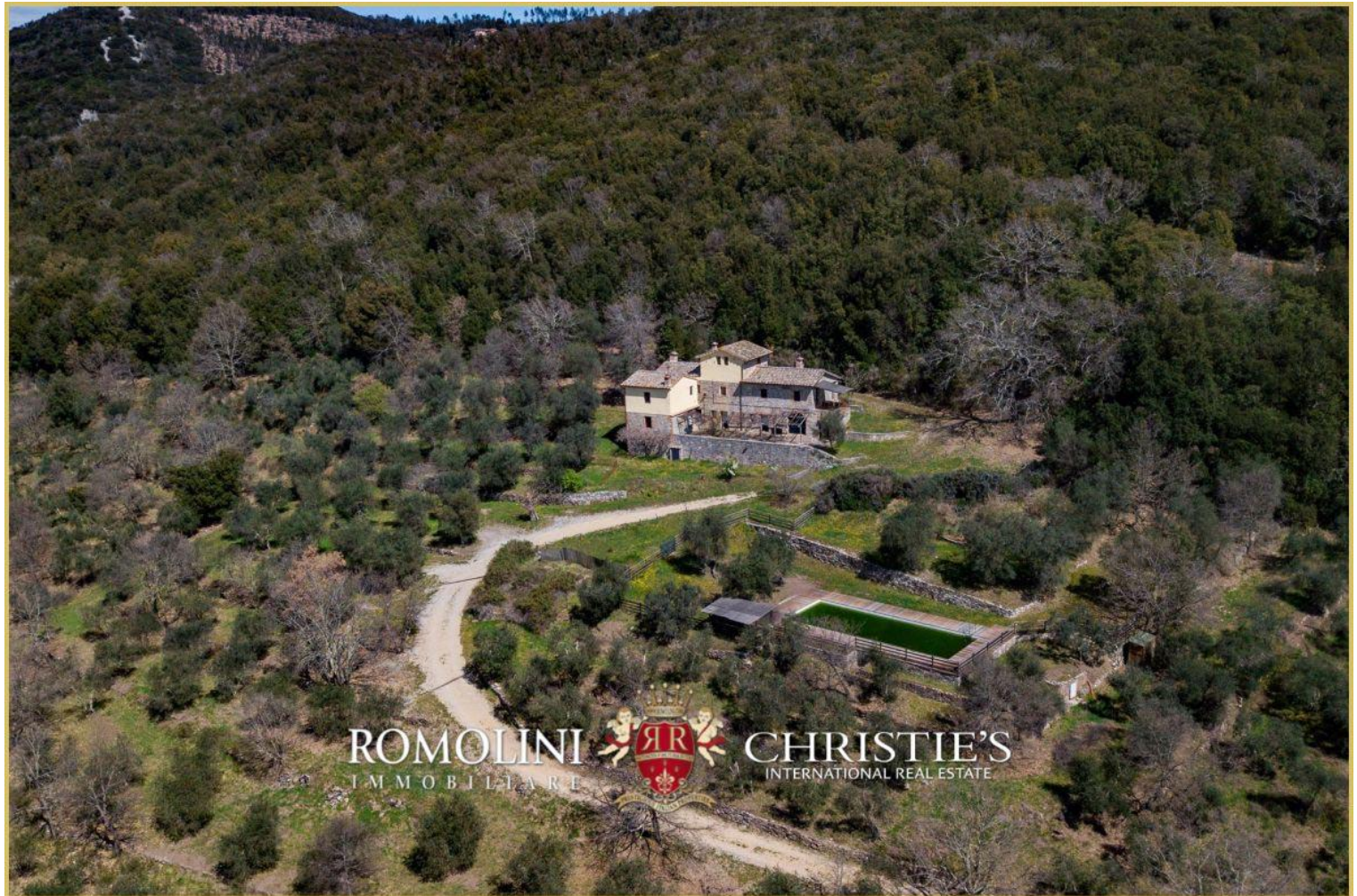


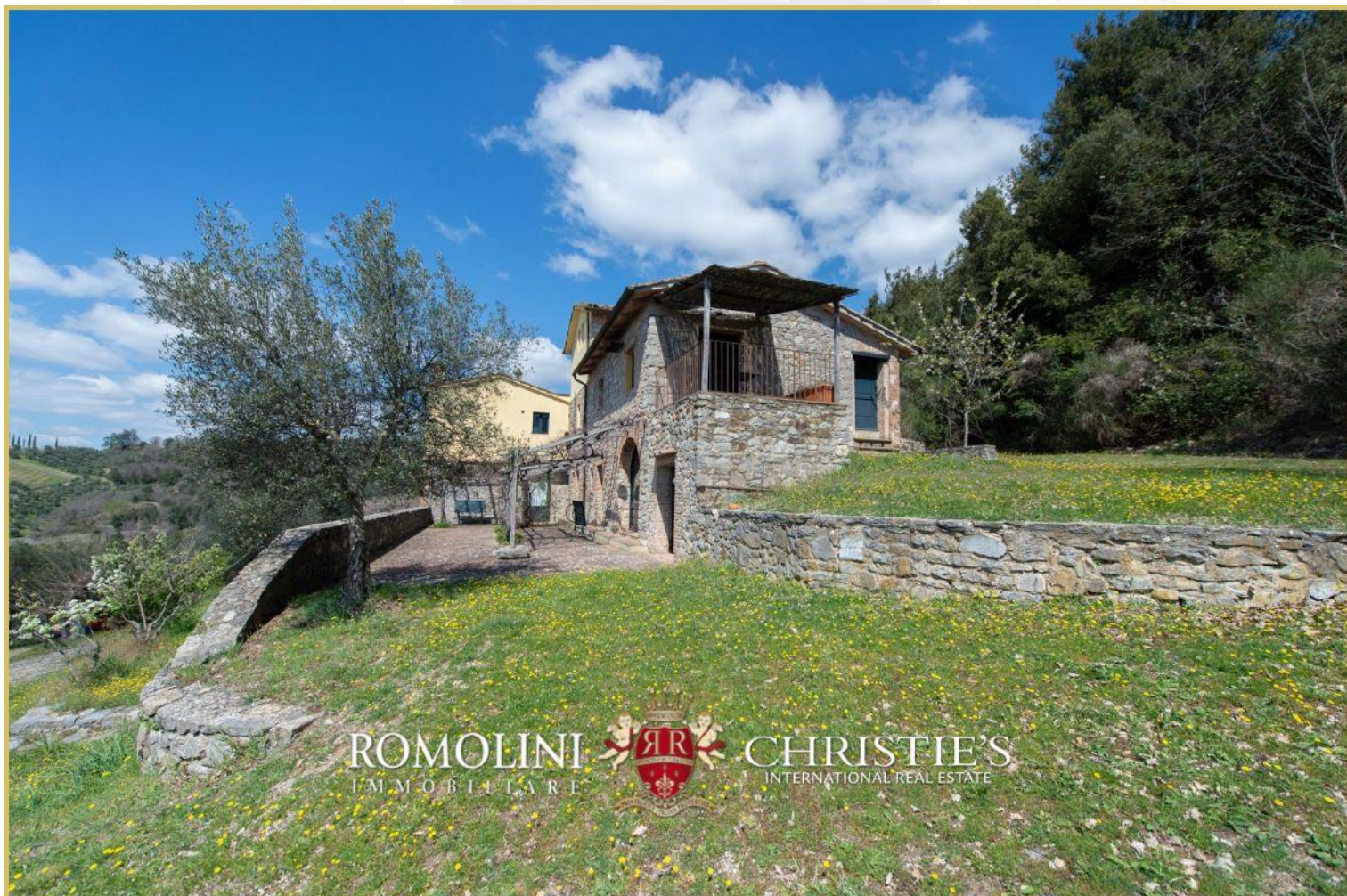












































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