



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2342 – **TENUTA SANTA BARBARA**

25.5 HA ESTATE WITH VINEYARDS FOR SALE BETWEEN CHIANTI AND VALDARNO, TUSCANY

Montevarchi – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
840 sqm

Bedrooms
6

Bathrooms
5

Swimming pool
14 x 7 m

Land
25.5 ha

Vineyards
6.5 ha

Bottles of wine
50,000 max

Oil
70 kg

On the hills between Chianti and Valdarno, not far from Montevarchi and Florence, 25.5 hectare estate with vineyard and Agritourism. The buildings (840 sqm in total, 6 rooms) include the main farmhouse, an annexe with wine cellar and some farm outbuildings with a project to create a farm centre and two areas for glamping and agricamping. The vineyard (6.5 ha) can produce about 50,000 bottles of wine per year.

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

Tel: +39 0575 788 948 – Fax: +39 0575 786 928 – Mail: info@romolini.com



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SUMMARY OF THE PROPERTY

REFERENCE #: 2342 – TENUTA SANTA BARBARA

TYPE: estate with vineyards

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 840 square meters (9,038 square feet)

TOTAL ROOMS: 15

BEDROOMS: 6

BATHROOMS: 5

ANNEXES: rural outbuildings, guesthouse with cellar

MAIN FEATURES: stone walls, wooden beams, terracotta floors, loggia, cellar, vineyards, olive trees, heated swimming pool, alarm and video-surveillance system

LAND: 25.5 hectares (63.0 acres)

VINEYARDS: 6.5 hectares (16.1 acres)

WINE PRODUCED: roughly 50,000 bottles / year

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: heat pump

CLOSEST CITIES AND TOWNS

Town with services (800m; 5'), Montevarchi (7km; 10'), Figline Valdarno (15km; 20'), Bucine (16km; 20'), Gaiole in Chianti (20km; 25'), Greve in Chianti (24km; 50'), Castellina in Chianti (37km; 50'), Florence (45,3km; 45'), Monteriggioni (50km; 1h 5'), Siena (57km; 1h), Castiglion Fiorentino (61km; 45'), Cortona (77km; 1h), San Gimignano (91km; 1h 15'), Montalcino (100km; 1h 15'), Volterra (112km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (65km; 45'), Pisa G. Galilei (126km; 1h 25'), Bologna G. Marconi (147km; 1h 35'), Perugia San Francesco (121km; 1h 30'), Grosseto C. Baccarini (125km; 1h 50'), Roma Ciampino (248km; 2h 30'), Roma Fiumicino (262km; 2h 35')

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TENUTA SANTA BARBARA

On the hills between **Chianti** and **Valdarno**, not far from **Montevarchi** and **Florence**, 25.5 hectare **estate** with **vineyard** and **Agritourism**. The buildings (840 sqm in total, 6 rooms) include the main farmhouse, an annexe with wine cellar and some farm outbuildings with a project to create a farm centre and two areas for **glamping** and **agricamping**. The **vineyard** (6.5 ha) can produce about 50,000 bottles of wine per year.

Services are available in the nearby village (800 m; 5') or in Montevarchi, just a little further away. The proximity to the **A1 motorway junction** is a factor of great relevance for the accommodation business and also makes it possible to reach Florence in just over half an hour. There is also a golf club for sports enthusiasts about 10' drive from the property.

DESCRIPTION OF THE BUILDINGS

The **main country house** (300 sqm – 3,228 sqft, 4 bedrooms and 3 bathrooms) is laid over four floors in total. In the basement is a convenient garage and the technical room for the building systems. The ground floor opens onto the entrance hall with a fireplace, which is connected to a large living room that in turn leads to the kitchen and dining room. From the entrance hall one then has access to the first bedroom with private bathroom.

The internal staircase then leads up to a mezzanine living room, lit by three large windows. Continuing along the staircase, one reaches the first floor: the hallway leads to two bedrooms with shared bathroom and to the large living room with fireplace. This large room, with direct access from outside, has a kitchen with dining area and is connected to the last bedroom with bathroom.

The building has been renovated in Tuscan style, maintaining the original stone walls, wooden beams and terracotta floors. The building is also equipped with a traditional ventilation system. The building is serviced by a heat pump, while power is provided by a **20-kW photovoltaic system** installed on the roof of the cellar. To ensure the safety of guests, the property also has an alarm and video-surveillance system.

The **guesthouse** (196 sqm – 2,109 sqft, 2 bedrooms and 2 bathrooms) is located not far from the farmhouse and is laid over two floors: in the basement is a large room for processing and storing products, while the ground floor houses the administrative office and two mini-apartments for guests, each consisting of a living area with kitchenette, bedroom and bathroom.

Four **rural outbuildings** (344 sqm – 3,701 sqft) complete the property and are used as shelters for vehicles and agricultural tools. There is a project (in the process of being approved) for the demolition of the four buildings: this would allow a new building to be rebuilt (with an increase of approximately 35%, therefore 465 sqm – 5,003 sqft) for the redevelopment of the property and the improvement of the farm's production potential.

EXTERIORS

The estate covers a total area of approximately **25.5 hectares (63.0 acres)**. The garden around the farmhouse is entirely fenced in and enclosed by two gates at each end: here you will find, in addition to greenery and a convenient gravel parking area for guests, a **14 x 7 m swimming pool** with a terracotta sunbathing area and a view of the vineyards.

The main activity of the farm is wine production, which is carried out thanks to approximately **6.5 hectares of vineyards**. The owners have again focused on respecting Tuscan tradition, and the vineyards are therefore mainly composed of local varieties such as Sangiovese, Canaiolo Nero, Malvasia and Colorino, with the addition of two typical French varieties (Merlot and Cabernet Sauvignon). The company currently produces two wines (**Chianti DOCG** and **Toscana IGT**).

The remaining land consists mainly of mixed woodland (17.6 ha) with small portions of arable land (1.4 ha) that also contain a few **olive trees** (producing about 70 kg of extra-virgin oil per year).



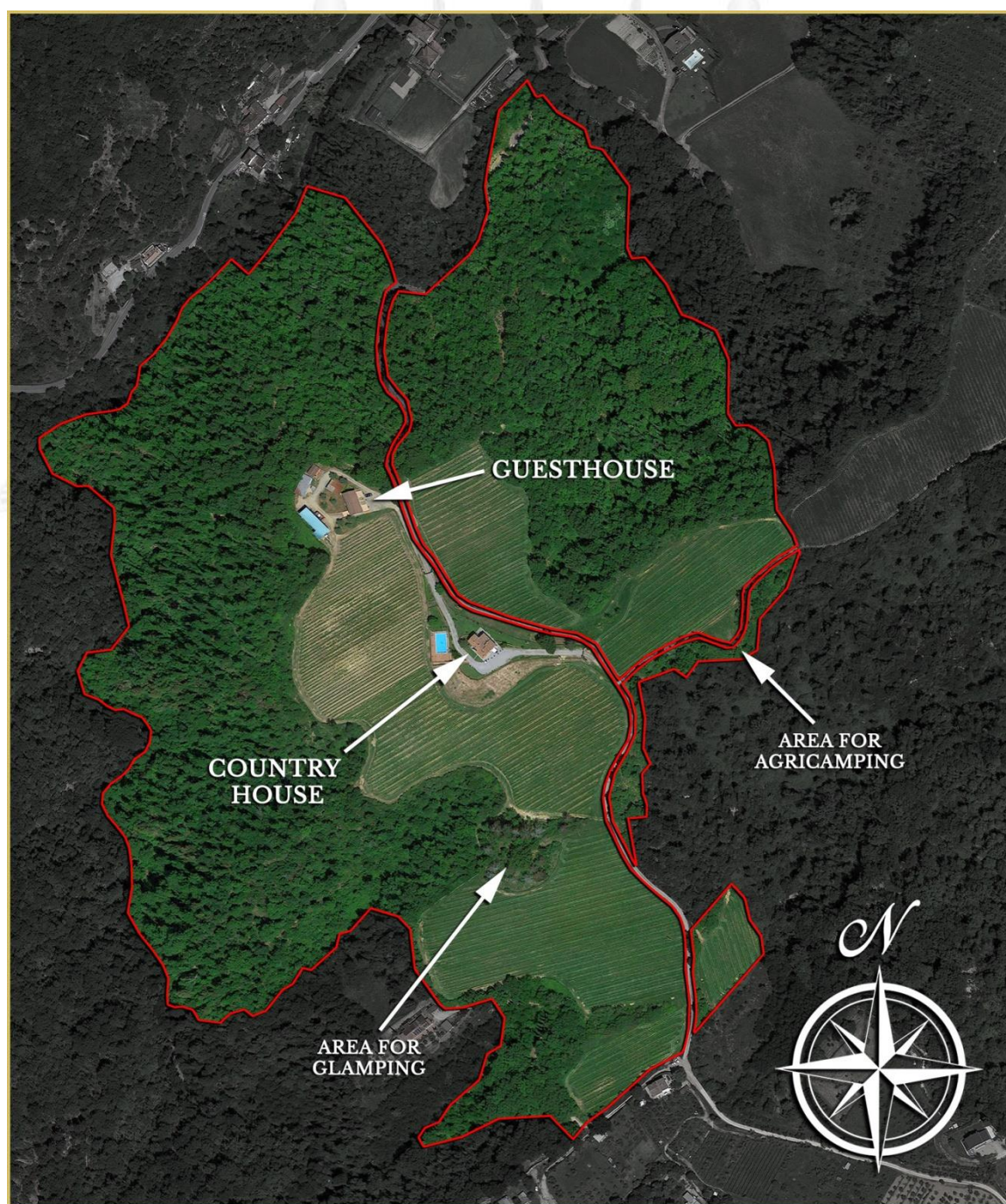
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USE AND POTENTIAL USES

The company operates in the Agritourism sector, with apartments for guests and farmland from for wine and oil. Two projects are currently being developed that envisage the creation of an area for **agricamping** and the construction of removable buildings for **glamping**. Specifically, there would be six pitches for agricamping (about 100 sqm – 1,076 sqft each) and six buildings for glamping (about 70 sqmetres each). This would ensure accommodation for up to 36 guests.

MAP OF THE PROPERTY



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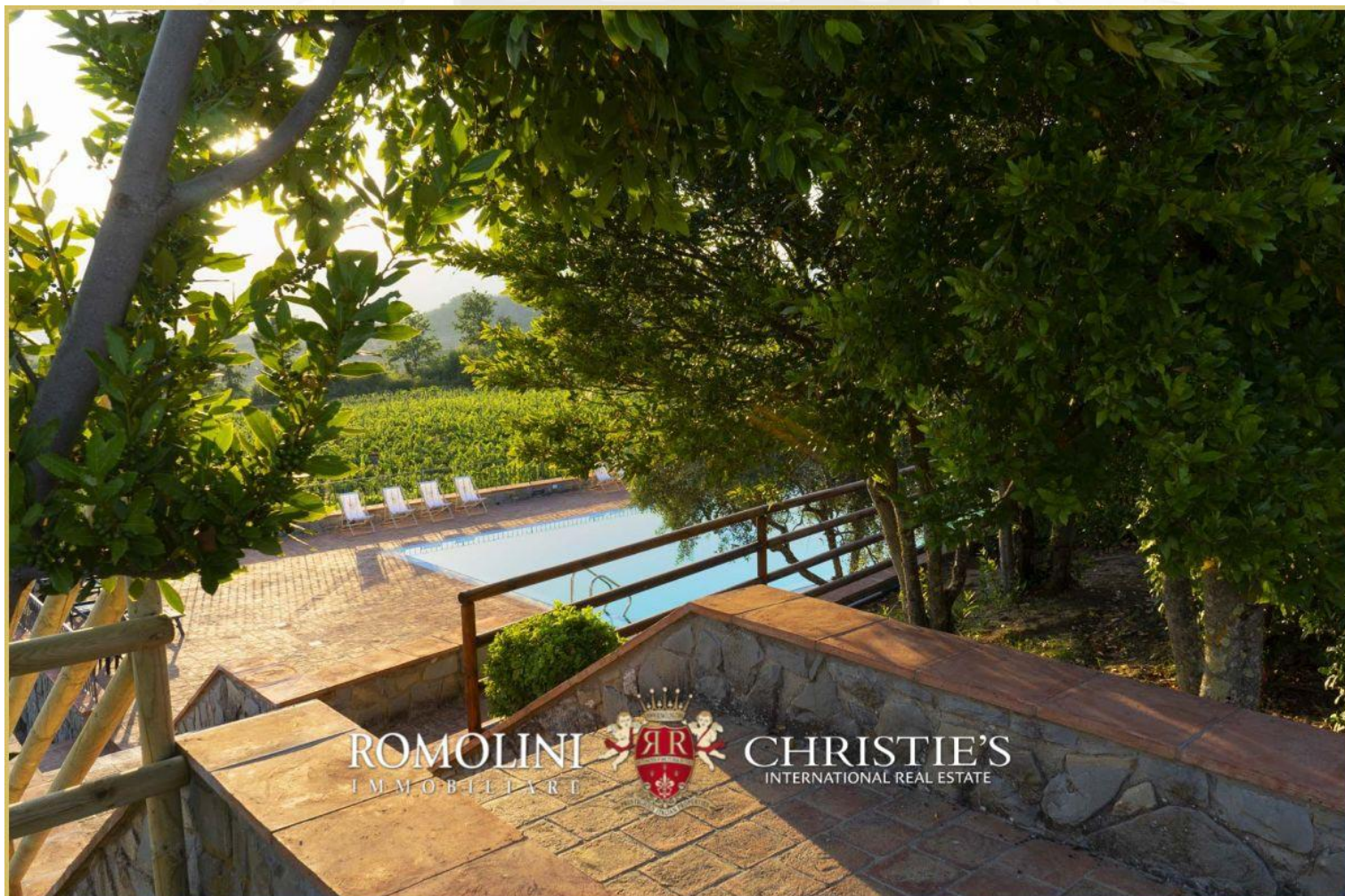
































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Via Trieste 10/C

52031, Anghiari (AR), Toscana, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com