



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2348 – **TENUTA TIMIGNANO**

## **AGRITURISMO WITH SPA, ORGANIC VINEYARDS AND WINE CELLAR FOR SALE IN CHIANTI**

**Castelfiorentino – Florence – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
1,860 sqm

**Bedrooms**  
11

**Bathrooms**  
14

**Swimming pool**  
12 x 6 m

**Land**  
22.4 ha

**Vineyards**  
10.96 ha

**Bottles of wine**  
116,000 max

**Olive grove**  
180 trees

On the Chianti hills, about one hour from Florence, a 22.4-hectare estate with Agriturismo and organic vineyards. The property is in excellent condition, with elegant and well-designed finishes, and features eight apartments for the guests, who can also find a wellness center with spa, restaurant and hall for company events. The winery (currently not operational) used the 10.9 ha of vineyards (Chianti DOCG) to produce approximately 116,000 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](mailto:info@romolini.com)



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2348 – TENUTA TIMIGNANO

**TYPE:** estate with Agriturismo and vineyards

**CONDITIONS:** excellent, recent construction

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, unpaved road (1 km)

**INTERIORS:** 1,860 square meters (20,013 square feet)

**TOTAL ROOMS:** 23

**BEDROOMS:** 11

**BATHROOMS:** 14

**ANNEXES:** owner's house, restaurant, wine cellar

**MAIN FEATURES:** travertine and wooden floors, wooden beams and ceilings, elevator, ample windows, fireplaces, wellness center, wine cellar, event hall, restaurant, Chianti DOCG vineyards, olive grove, organic methods, garden, pool with travertine sunbathing area

**LAND:** 22.4 hectares (55.3 acres)

**VINEYARDS:** 10.9614 hectares (9.7649 ha Chianti DOCG + 4.1965 ha Toscana IGT)

**POTENTIAL PRODUCTION:** 870 hl / year (116,000 bottles)

**OLIVE GROVE:** 180 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Castelfiorentino (7km; 15'), San Gimignano (29km; 45'), San Casciano in Val di Pesa (34km; 45'), Volterra (43km; 55'), Monteriggioni (47km; 50'), Florence (48km; 40'), Pisa (60km; 55'), Siena (64km; 1h), Gaiole in Chianti (73km; 1h 25'), Viareggio (88km; 1h 15'), Forte dei Marmi (91km; 1h 20'), Pienza (115km; 1h 55')

## CLOSEST AIRPORTS

Firenze A. Vespucci (42km; 40'), Pisa G. Galilei (58km; 45'), Bologna G. Marconi (130km; 1h 30'), Grosseto Baccarini (133km; 1h 50'), Perugia San Francesco (202km; 2h 30'), Roma Ciampino (329km; 3h 30'), Roma Fiumicino (342km; 3h 30')

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## TENUTA TIMIGNANO

On the **Chianti hills**, about one hour from **Florence**, a **22.4-hectare estate** with **Agriturismo** and **organic vineyards**. The property is in excellent condition, with elegant and well-designed finishes, and features **eight apartments** for the guests, who can also find a **wellness center** with spa, **restaurant** and hall for company events. The winery (currently not operational) used the **10.9 ha of vineyards** (Chianti DOCG) to produce approximately **116,000 bottles of wine per year**.

The property is easily accessible via an unpaved road in excellent condition (approx. 1 km) and has all necessary services in the nearby village (3 km; 5'). Other historic Tuscan towns (San Gimignano, Volterra, Florence, Siena...) can be reached in about an hour's drive, while the coast (Viareggio, Forte dei Marmi...) is less than an hour and a half away.

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (600 sqm – 6,456 sqft, 9 bedrooms and 10 bathrooms) is a two-story building, the result of the reconstruction of a ruined rustic country house. The work has created a cozy holiday home divided into apartments, all characterized by high quality finishes such as travertine floors, large windows and LED lighting. The roof is made of wood for better energy efficiency. All the floors are connected by an elevator that also descends underground.

On the ground floor, the building opens with a reception area to welcome guests. From here one then has access to an apartment (living room, bedroom and bathroom) intended for the caretakers of the facility but which can also easily be used for guests. With independent access from the outside, one then has access to two more apartments (also consisting of a living room, bedroom and bathroom). From the entrance, a hallway houses the staircase leading to the upper floor and the basement level.

Going up to the first floor from the internal staircase, one reaches a central hallway that then gives access to four apartments (all composed of living room, bedroom and bathroom). On the eastern side of the farmhouse, an external staircase leads directly to the last apartment, which is totally independent and consists of a living area, two bedrooms and two bathrooms.

Descending underground, the staircase (or elevator) leads to a large **hall for events** (255 sqm – 2,744 sqft, capable of accommodating up to 220 people at full capacity) and from here to the **wellness center** (100 sqm – 1,076 sqft) with whirlwind tub, Turkish bath, sensory showers and massage area. Several **storage rooms** (220 sqm – 2,367 sqft) with bathrooms for the staff complete the underground portion of the complex.

Opposite the farmhouse is the property's **restaurant** (80 sqm – 861 sqft), which consists of a large hall with a full-wall window opening onto the valley, service bathrooms and a large professional kitchen. A staircase then descends underground to the event area.

Also next to the farmhouse is the **owners' house** (95 sqm – 1,022 sqft, 2 bedrooms and 2 bathrooms), laid over one level. The entrance door opens onto a spacious and bright living room with dining area and open kitchen. A hallway then leads to the sleeping area with two bedrooms and two bathrooms.

The **wine cellar** (405 sqm – 4,358 sqft), built underground in 2009 and also accessible via a ramp leading down from the entrance gate of the property, consists of large rooms for wine making, ageing and bottling of wines. The equipment in the cellar includes vitrified cement and stainless steel tanks, digital temperature control, oak barrels, *barriques*, terracotta jars and a bottling/packaging line.

Amidst the vineyards are **two sheds** (35 sqm – 376 sqft) and a **depot** (70 sqm – 753 sqft) that can be used to shelter tools and vehicles used in the fields.



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## EXTERIORS

The farm covers a total area of approximately **24.4 hectares (55.3 acres)**, located in the Chianti hills west of Florence. The soil, mostly clay, is rich in minerals and complex nutrients. The farm was started in 2002 and all cultivation was carried out with certified organic methods since 2010.



Most of the estate is given over to **vineyards** (10.9614 ha), registered as **Chianti DOCG** (6.7649 ha) and **Toscana IGT** (4.1965 ha) and consisting of Sangiovese, Cabernet Sauvignon, Sauvignon Blanc, Malvasia Bianca and Trebbiano varieties (all planted between 2004 and 2012). Yearly production was around 870 hl of wine (divided into 470 hl of Chianti DOCG and 400 hl of Toscana IGT), equivalent to around **116,000 bottles**. The company is currently not operational and rents out the vineyards to third parties who take care of the maintenance and harvesting of the grapes.

The company produced the following wines:

- **Chianti DOCG**: Sangiovese 90%, Merlot 5%, Cabernet Sauvignon 5%.
- **Toscana Rosso IGT**: Merlot 70%, Sangiovese 30%
- **Toscana Rosso IGT**: Merlot 80%, Sangiovese 20%.

Production was mainly aimed at the foreign market (about 70%): the main markets were the United States, China and Northern Europe.

Other significant portions of the farm include **arable land** (7.1 ha very suitable for planting new vines and/or crops), an **olive grove** (9,700 sqm for a total of 180 trees) and woodland (2.8 ha). The farm also produces a small amount of oil from Moraiolo, Frantoio and Leccino variety plants.

The remaining 6,000 sqm are occupied by buildings, yards, roads and gardens. After passing through the access gate, one arrives at a convenient paved forecourt where guests can park their cars comfortably, while a downhill ramp leads to the cellar. In front of the hall, just beyond the restaurant, is a **12 x 6 m swimming pool** with a travertine sunbathing area and a view of the surrounding countryside.

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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](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)