



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2353 – **TENUTA CASTELLETTO**

200-HA WINE ESTATE FOR SALE BETWEEN FLORENCE AND PISA, CHIANTI

San Miniato – Pisa – Tuscany

VIEW ON OUR WEBSITE



Interiors
4,701 sqm

Bedrooms
15

Bathrooms
9

Land
201.2 ha

Vineyards
19.9 ha

Bottles of wine
197,000 max

Olive grove
3,000 trees

Oil
3,200 kg

On the hills between Pisa and Florence, not far from the town of San Miniato, 201-hectare wine estate. The property is developed around an elegant 16th-century manor house with various service houses and a large wine cellar (over 1,200 sqm). Scattered around the estate are also four rustic farmhouses in need of renovation. The agricultural activity includes Chianti DOCG and IGT vineyards (19.9 ha) and a large olive grove (3,000 trees) that produce 197,000 bottles of wine and 3,200 kg of oil per year, respectively.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2353 – TENUTA CASTELLETTO

TYPE: wine estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 4,701 square meters (50,583 square feet)

TOTAL ROOMS: 23+

BEDROOMS: 15+

BATHROOMS: 9+

ANNEXES: wine cellar, ruined farmhouses

MAIN FEATURES: stone walls, manorial villa, wooden beams, terracotta floors, wine cellar, guest apartments, Chianti DOCG vineyards, park, ruins to be restored, woodland with truffle ground, private lake

LAND: 201.2 hectares (497.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: Artesian well + private lake

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

San Miniato (7km; 15'), Empoli (14km; 25'), Certaldo (26km; 35'), San Casciano in Val di Pesa (40km; 50'), San Gimignano (41km; 50'), Volterra (50km; 1h), Florence (50km; 1h), Pisa (53km; 50'), Lucca (54km; 1h), Greve in Chianti (56km; 1h 5'), Monteriggioni (56km; 1h), Siena (72km; 1h 10'), Forte dei Marmi (92km; 1h 15'), Arezzo (120km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (45km; 45'), Pisa G. Galilei (50km; 45'), Bologna G. Marconi (132km; 1h 35'), Grosseto C. Baccarini (179km; 2h), Perugia San Francesco (204km; 2h 30'), Roma Ciampino (331km; 3h 30'), Roma Fiumicino (344km; 3h 35')

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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



TENUTA CASTELLETTO

On the hills between **Pisa** and **Florence**, not far from the town of **San Miniato**, 201-hectare **wine estate**. The property is developed around an elegant **16th-century manor house** with various service houses and a large **wine cellar** (over 1,200 sqm). Scattered around the estate are also four rustic farmhouses in need of renovation. The agricultural activity includes **Chianti DOCG** and **IGT vineyards** (19.9 ha) and a large **olive grove** (3,000 trees) that produce **197,000 bottles of wine** and **3,200 kg of oil** per year, respectively.

Services are available in the nearby town of San Miniato (7km; 10') but historic and renowned cities such as Pisa, Lucca and Florence are all reachable in less than an hour's drive. The property is also well served by the airports of Florence and Pisa, each approximately 50 km away.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (480 sqm – 5,165 sqft, 6 bedrooms and 4 bathrooms) is on three levels and is the typical Tuscan stately building, with large bright rooms characterized by high ceilings, original terracotta floors, stone fireplaces and wooden beams. On the ground floor are the entrance hall, various sitting and dining areas, the kitchen and a bedroom with private bathroom. Going up to the first floor, one reaches a large living room and a hallway. From here one has then access to five bedrooms, located at the corners of the building, and three bathrooms. The top floor is occupied entirely by attics, large rooms that are partially habitable and practicable, also suitable for creating recreational and/or relaxation spaces. The building is then surrounded by a private park of 5,000 sqm with centuries-old pines and cypresses, all completed by an automatic irrigation system fed by the artesian well (restored around 2010).

Also on the hill are two guesthouses (renovated in 2009 and 2015 respectively), habitable and in excellent condition:

- **Guesthouse A** (80 sqm – 861 sqft, 1 bedroom and 1 bathroom): living room with original fireplace, kitchen, bedroom, bathroom and exclusive garden;
- **Guesthouse B** (282 sqm – 3,034 sqft, 4 bedrooms and 1 bathroom): living room with original fireplace, kitchen, terrace with oven, four bedrooms, bathroom and garden.

Adjacent to the villa is a **two-storey building** (500 sqm – 5,380 sqft, 4 bedrooms and 3 bathrooms), partly to be restored, which houses various garages/workshops on the ground floor and two apartments (habitable, but with modernization work required).

- **Apartment C** (102 sqm – 1,097 sqft): living room with dining area, kitchen, four bedrooms and bathroom;
- **Apartment D** (65 sqm – 699 sqft): living room with kitchenette, bedroom, bathroom and storeroom.

The **wine cellar** (1,260 sqm – 13,558 sqft) is located in a building adjacent to the villa, of which it is the natural continuation. The building is equipped with stainless steel vats, oak barrels, barriques for ageing, a wine-making plant with refrigeration and warehouses with controlled temperature and humidity. Complementing the cellar are offices and a large Tuscan-style tasting room with a panoramic terrace.

Completing the property are four **ruined farmhouses** (2,099 sqm – 22,585 sqft in total) that can be restored/rebuilt to set up a true accommodation business on the estate.

Permits have also been applied for and obtained for the construction of a new, large **shed for agricultural equipment** (for an additional 375 sqm – 4,035 sqft) that would facilitate the storage of tractors and the working of the vineyards.



HISTORY, STATE AND FINISHES

The villa stands on the site of a **fortified castle** in the Middle Ages. The building still existed (at least in part) at the end of the 16th century, when it was depicted by the **Capitani di Parte Guelfa** on their map of Tuscany together with the adjacent buildings (a manorial villa and some houses owned by a noble family from Volterra). From the same period (1583) is an official request addressed to the **Grand Duke of Tuscany** by the owner of the building for the partial demolition of the tower, which was in a precarious condition and dangerously close to collapse. The remains of the tower can still be seen today in the western corner of the villa (which probably incorporated the old castle): during renovation work, the considerable thickness of the walls (as much as 80 cm) and the doubled and sack-filled disposition typical of medieval fortifications became evident. The owners who built the present villa in the 17th century also erected the nearby aristocratic chapel (which replaced the ruins of a medieval church destroyed by fire), of which they remained owners until the mid-18th century.

The property is, in general, in good condition and the latest renovation works were completed in 2015. The villa and two of the outbuildings are in excellent condition and already habitable, while the farmhouses scattered around the estate require complete renovation and restoration of the structures. In this regard, an *Agricultural Environmental Improvement Plan* (PMAA) has already been approved for the recovery and conversion of these buildings into an Agriturismo.

EXTERIORS AND DETAILS ON PRODUCTION

The farm, located in the hills between Florence and Pisa, covers a total surface area of **201.2 hectares (497.2 acres)**. Large portions of the farm are covered with **arable land** (90.7 ha partially uncultivated), in the past planted with durum wheat, soft wheat and rape (with excellent results): these areas could easily be repurposed into new vineyards. Alongside the arable land, **pasture land** (20.5 ha) is currently cultivated with alfalfa (there is a free loan contract that can be terminated with 4 months' notice). A **private lake** provides water for irrigation.

Next, in order of size, we find **woodland** (60.1 ha) with tall trees of valuable species, including holm oaks and downy oaks: these trees are typical of the area and favor the presence of both **white and black truffles**.

The upper part of the estate, where the villa is located, is subject to a hunting ban, which ensures peace and quiet even during the hunting season.

The backbone of the estate is undoubtedly the **vineyards** (19.9 ha), registered as **Chianti DOCG** and **Toscana IGT**, which allows the production of up to 197,000 bottles of wine per year. Currently, the company sells grapes to third parties who then take care of winemaking.

- **Vineyard surface:** 19.9381 hectares (49.3 acres)
- **Registries:** Chianti DOCG (12.0917 ha) + Toscana IGT (7.8464 ha)
- **Varieties:** Sangiovese (37,6%), Trebbiano (23,4%), Merlot (14,9%), Petit Verdot (5,6%), Syrah (4,8%), Vermentino (4,1%), Pugnitello (3,7%), Viognier (3,5%), Ancellotta (1,9%), Cabernet Franc (0,5%)
- **Altitude and exposure:** 95 – 170 m (east, north-east, north, west, south-west, south)
- **Distance of planting:** 2.50 x 0.75 m | 2.50 x 0.80 m | 2.90 x 0.90 m | 2.70 x 0.80 m | 2.80 x 0.80 m | 3.00 x 2.00 m
- **Year(s) of planting:** 1976, 2000, 2002, 2005, 2011, 2013-2016
- **Training and density:** pruned-spur cordon (4,500 vines/ha)
- **Soil composition:** clayish/loamy, sandy/loamy
- **Yearly production:** up to 197,000 bottles

Last but not least, the estate also features an ample **olive grove** (10.0 ha) that allows producing excellent extra-virgin olive oil (which is then filtered directly at the property).

- **Olive grove:** 10.0 hectares (3,000 trees)



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- **Cultivars:** Frantoio, Moraiolo, Pendolino, Leccino, Mignola
- **Yearly production:** 3,200 kg

PRODUCED WINES

- **Chianti DOCG:** Sangiovese 90%, Canaiolo 10% (160,000 bottles)
- **Toscana Rosso IGT:** Merlot 100% (10,000 bottles)
- **Toscana Rosso IGT:** Sangiovese 100% (5,000 bottles)
- **Toscana Bianco IGT:** Trebbiano, Chardonnay (8,000 bottles)
- **Toscana Bianco IGT:** Vermentino 100% (5,000 bottles)
- **Toscana Rosé IGT:** Sangiovese 100% (2,000 bottles)
- **Vinsanto del Chianti DOC:** Trebbiano, Malvasia (7,000 bottles)

MAP OF THE PROPERTY



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

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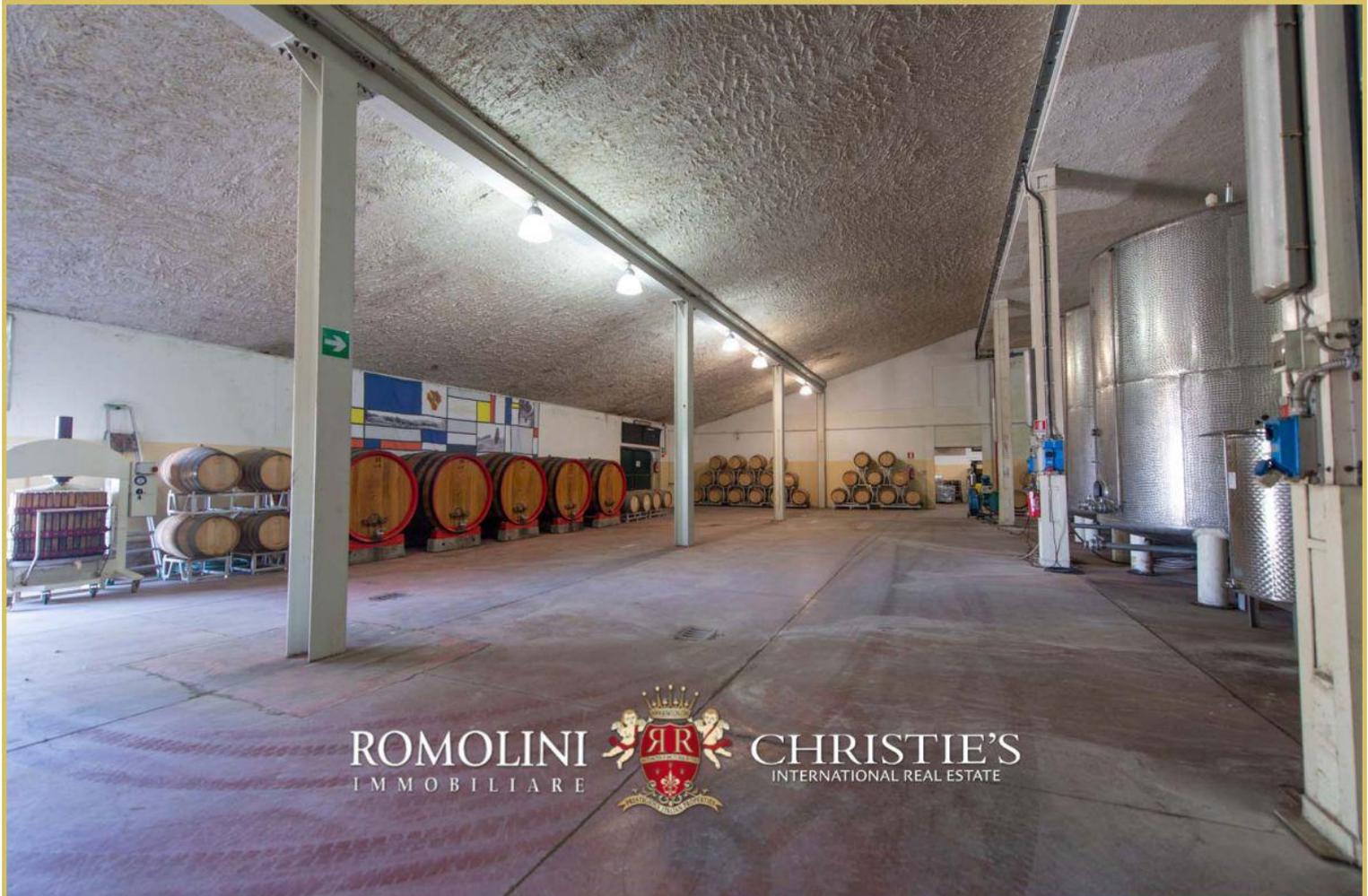
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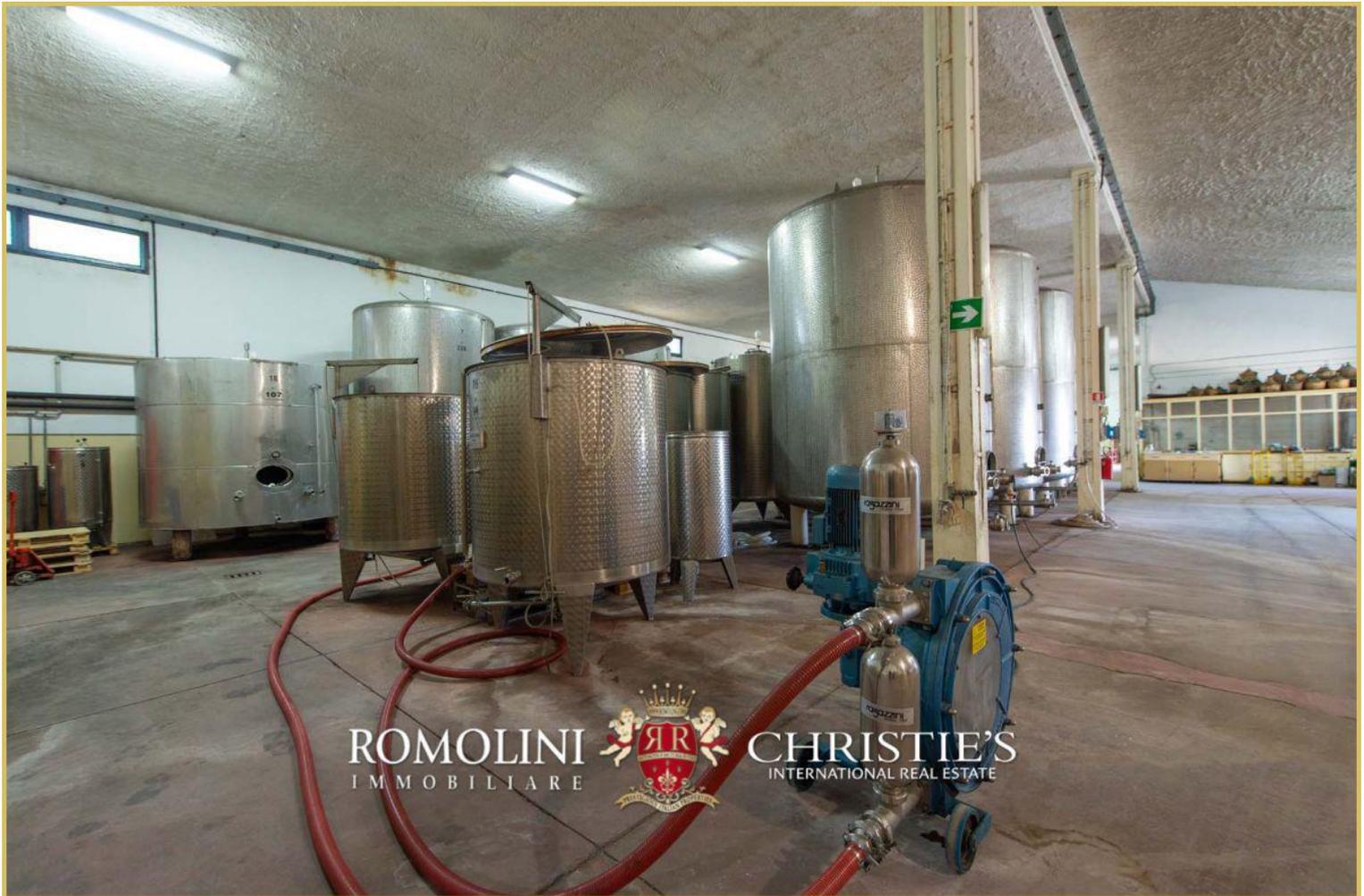
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Via Trieste 10/C

52031, Anghiari (AR), Toscana, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com