



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2359 – **VIGNETI DEL POGGIO**

CHIANTI DOCG VINEYARDS FOR SALE BETWEEN FLORENCE AND SIENA, TUSCANY

Bucine – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Total land
81.1 ha

Vineyards
15.1 ha

Bottles of wine
120,000 max

Registries
Chianti DOCG, IGT

Olive grove
~ 350 trees

Oil production
Up to 1,500 kg

In the Chianti hills, not far from Bucine and Ambra, an estate of 81.1 hectares with Chianti DOCG vineyards for sale. The property consists of a vineyard of 18.3 hectares (registered almost entirely as Chianti DOCG) that could produce up to 900 hl of wine per year. The olive grove (3.5 ha) has about 350 trees and in good years can produce up to 1,500 kg of oil. Two lakes (one of which is co-owned) are used for crop irrigation.



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The estate is about 4 km from a small medieval village offering basic services and just over 10' drive from Bucine. The **A1 motorway junction** is not far away and makes it possible to reach Florence in about 45'. On the opposite side, Siena is also about 40 km away and can be reached through some of the most picturesque corners of Chianti.

EXTERIORS AND DETAILS OF PRODUCTION

The estate covers, in its entirety, **81.1336 hectares (200.5 acres)**. Of these, over half are covered in woodland (44.1668 ha). Arable land (18.3428 ha) could be used to plant new vines and/or other crops if so desired.

Core of the estate are without a doubt the **vineyards**, registered for the most part as **Chianti DOCG** (13.0567 ha) and the remaining part as **Toscana IGT** (2.0643 ha).

- **Vineyard surface:** 15.1210 hectares (37.3 acres)
- **Varieties:** Sangiovese, Canaiolo, Merlot, Colorino, Alicante Bouschet
- **Altitude:** 290 – 300 m
- **Years of planting:** 1972, 2002, 2006, 2008, 2016
- **Training and density:** Guyot (4,500 – 5,000 vines / ha)
- **Soil composition:** rocky, with clay deposits
- **Yearly production:** up to 900 hl / year (~ 120,000 bottles)

Part of the vineyards (roughly 3.5 ha) dates back to the early 1970s and these areas are characterized by missing vines and old plants that need to be totally replaced before being brought back to full production. It is also possible to obtain permits to build a new wine cellar in the property.

Lastly is the **olive grove** that produces an excellent Tuscan extra-virgin olive oil:

- **Olive grove:** 3.5 hectares (~ 350 trees)
- **Cultivars:** Moraiolo, Frantoio
- **Yearly production:** up to 1,500 kg / year

Two **artificial lakes**, the smaller of which is co-owned with the neighboring property, are regularly used to water the fields and could provide a useful tool to support the vineyards should the weather be too warm and damage the plants.

CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Bucine (5km; 10'), Montevarchi (14km; 20'), Castelnuovo Berardenga (20km; 25'), San Giovanni Valdarno (22km; 30'), Gaiole in Chianti (28km; 40'), Arezzo (32km; 40'), Siena (38km; 45'), Florence (58km; 1h), Montepulciano (58km; 1h), Colle Val d'Elsa (62km; 55'), Pienza (64km; 1h 5'), Montalcino (69km; 1h 10'), San Gimignano (85km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (78km; 1h), Perugia San Francesco (111km; 1h 25'), Pisa G. Galilei (139km; 1h 40'), Bologna A. Marconi (163km; 2h), Roma Ciampino (239km; 2h 45'), Roma Fiumicino (254km; 2h 35')

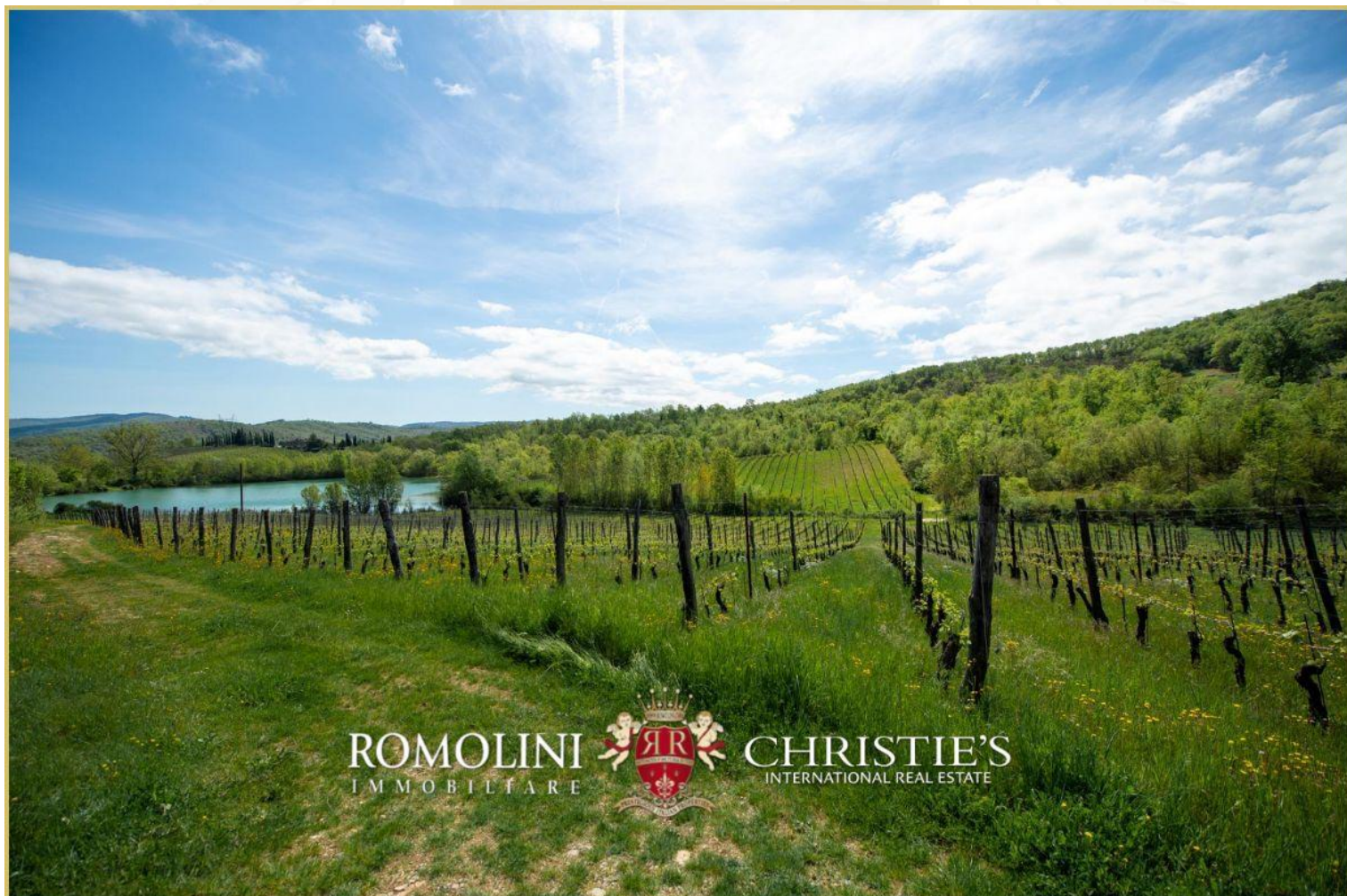
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