



Ref. 2397 – SAN CASCIANO ESTATE

## ESTATE WITH MANORIAL VILLA AND VINEYARDS FOR SALE IN CHIANTI CLASSICO, TUSCANY

San Casciano in Val di Pesa – Florence – Tuscany

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|                               |                             |                           |
|-------------------------------|-----------------------------|---------------------------|
| <b>Interiors</b><br>1,706 sqm | <b>Bedrooms</b><br>16       | <b>Bathrooms</b><br>14    |
| <b>Total land</b><br>41.9 ha  | <b>Vineyards</b><br>24.8 ha | <b>Grapes</b><br>200 tons |

On the Chianti Classico hills, a short distance from San Casciano in Val di Pesa and Florence, an 41.9-hectare estate with vineyards (24.8 ha), olive grove (6.1 ha) and manorial villa. The property focuses on the production of grapes (with the possibility of creating a wine cellar in the buildings to be restored) and olive oil, but one could also focus on developing the estate for tourism and accommodation purposes by restoring the manorial villa and its annexes.



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IMMOBILIARE

**CHRISTIE'S**  
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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2397 – SAN CASCIANO ESTATE

**TYPE:** estate with vineyards and manorial villa

**CONDITIONS:** habitable (villa), to be restored (agricultural buildings)

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,706 square meters (18,357 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 16

**BATHROOMS:** 14

**ANNEXES:** guesthouses, lemon house, agricultural buildings

**MAIN FEATURES:** manorial villa, stone and brick walls, wooden beams, coffered ceilings, original frescoes, original and *graniglia* floors, elevator, towers, potential for a tourist development, Italian garden, private park, courtyard, Chianti Classico DOCG vineyards, olive grove

**TOTAL LAND:** 41.9 hectares (103.5 acres)

**VINEYARDS:** 24.8 hectares (61.3 acres)

**GRAPES HARVESTED:** up to 200 tons / year

**PRODUCTION POTENTIAL:** up to 170,000 bottles / year

**OLIVE GROVE:** 6.1 hectares (15.1 acres – 1,600 trees)

**OIL PRODUCTION:** up to 1,600 kg / year

**ELECTRICITY:** already connected

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

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (700m; 2'), San Casciano in Val di Pesa (6km; 10'), Greve in Chianti (13km; 15'), Radda in Chianti (25km; 35'), Florence (32km; 30'), Colle di Val d'Elsa (33km; 30'), San Gimignano (38km; 45'), Monteriggioni (40km; 40'), Montevarchi (46km; 1h), Siena (56km; 50'), Volterra (59km; 1h), Pisa (83km; 1h 10'), Arezzo (89km; 1h 10'), Montalcino (94km; 1h 25'), Pienza (108km; 1h 45'), Montepulciano (117km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (40km; 35'), Pisa G. Galilei (80km; 1h), Bologna G. Marconi (119km; 1h 25'), Grosseto C. Baccarini (130km; 1h 40'), Perugia San Francesco (169km; 2h), Roma Ciampino (300km; 3h 20'), Roma Fiumicino (316km; 3h 20')



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## SAN CASCIANO ESTATE

On the **Chianti Classico** hills, a short distance from **San Casciano in Val di Pesa** and **Florence**, an **41.9-hectare estate** with **vineyards** (24.8 ha), **olive grove** (6.1 ha) and **manorial villa**. The property focuses on the production of grapes (with the possibility of creating a wine cellar in the buildings to be restored) and olive oil, but one could also focus on developing the estate for tourism and accommodation purposes by restoring the manorial villa and its annexes.

The services are all available in the village where the villa is located (100 m, also on foot) and from the property it is possible to reach the most famous art cities of **Tuscany** in little more than an hour (Florence, San Gimignano, Monteriggioni, Siena, Pisa, Montalcino...).

## DESCRIPTION OF THE BUILDINGS

The **manorial villa** (1,033 sqm – 11,115 sqft, 7 bedrooms and 7 bathrooms) is located on the edge of a small village and is a typical Tuscan stately building characterized by two towers and a beautiful park at the back. The upper floors are connected by a convenient lift.

- **Basement**: historical cellars of the villa, oil storage and direct sale, garage with direct access from the town square;
- **Ground floor**: company offices with two bathrooms and archive, main entrance from the private courtyard, kitchen, dining room, reading room and guest bathroom;
- **First floor**: seven bedrooms, four bathrooms and large living room.
- **Second floor**: two rooms obtained in the two turrets of the villa, both with a beautiful panoramic view of the surrounding hills.

Next to the villa there are also two guest accommodations, located on the first floor of two buildings with access from the villa's private car park:

- **Guesthouse N°1** (75 sqm – 807 sqft, 2 bedrooms and 2 bathrooms): entrance to kitchen, living room, dining room, two bedrooms and two bathrooms;
- **Guesthouse N°2** (110 sqm – 1,184 sqft, 3 bedrooms and 2 bathrooms): entrance, kitchen, living room with dining area, three bedrooms and two bathrooms.

The former **lemon house** (88 sqm – 947 sqft), on the other hand, is an independent building, on one floor, consisting of two large rooms that are currently used as storage space but could potentially be converted into living rooms and/or games rooms for guests.

The **farming center** is located a few hundred meters from the manor villa and consists of three buildings to be restored that include a **farmhouse** (300 sqm – 3,228 sqft, 4 bedrooms and 3 bathrooms), a **workshop for vehicles** (50 sqm – 538 sqft) and a **shed** to shelter equipment (50 sqm – 538 sqft). The renovation of the buildings would make it possible to create a winery to process the grapes in-house.

## EXTERIORS

The estate, in its entirety, covers an area of approximately **41.9 hectares (103.5 acres)** in the rolling **Chianti hills**. The property is essentially divided into two blocks, located about 2 km apart from each other. The first portion of the estate includes the main villa (with its 5,050 ha park, part of which planted with olive trees), the agricultural buildings and a small part of the farmland. The second, on the other hand, consists only of land and is located to the north of the previous block. It is important to note that the estate has been undergoing an organic conversion since August 2021 and the transition should conclude in August 2024.

The backbone of the estate is the **Chianti Classico DOCG vineyard** (24.8 ha) made up of San-giovese, Merlot and Cabernet Sauvignon vines planted between 1965 and 2007. The property does not have a wine cellar and therefore only harvests the grapes (up to 200 tons/year for Tosca-



na IGT, up to 180 tons/year for Chianti Classico DOCG), which are then sold to an external company that takes care of the entire production process. By converting the agricultural buildings into a wine cellar, however, a production volume of around **170,000 bottles/year** could be achieved.

Next to the vineyard is an **olive grove** (6.1 ha) with 1,600 trees that produce between 1,200 and 1,600 kg of excellent extra virgin olive oil per year, which is then marketed directly to the property. The farm also has a rented olive grove (about 3.0 ha), which is not included in the sale but for which a new rental contract could be negotiated. In particularly good years (such as 2020, for example) production has been close to 4,000 kg of oil.

The remaining area of the farm (approximately 10.6 ha) is covered by unused agricultural land, small areas of arable land suitable for planting new vines, and mixed woodland that mainly serves as a division between the property and its neighbors.

### MAP OF THE ESTATE









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