



Ref. 2398 – VIGNETI SAN MARTINO

WINE ESTATE WITH 24.8-HA CHIANTI CLASSICO VINEYARDS FOR SALE IN SAN CASCIANO

San Casciano in Val di Pesa – Florence – Tuscany

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Interiors 400 sqm	Bedrooms Up to 4	Bathrooms Up to 3
Total land 31.2 ha	Vineyards 24.8 ha	Grapes 200 tons

On the Chianti hills, a short distance from San Casciano in Val di Pesa and Florence, 31.2-hectare estate with Chianti Classico DOCG vineyards (24.8 ha) and rural buildings. The property focuses on the production of grapes (up to 200 tons / year) which are then processed by a third party. By restoring the buildings (400 sqm) one could create private wine cellar to process grapes autonomously and produce up to 170,000 bottles of wine / year (1,275 hl).

SUMMARY OF THE PROPERTY

REFERENCE #: 2398 – VIGNETI SAN MARTINO

TYPE: estate with vineyards and manorial villa

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road

INTERIORS: 400 square meters (4,304 square feet)

BEDROOMS: up to 4

BATHROOMS: up to 3

ANNEXES: sheds

MAIN FEATURES: stone and brick walls, wooden beams, original terracotta floors, Chianti Classico DOCG vineyards

TOTAL LAND: 31.2 hectares (77.1 acres)

VINEYARDS: 24.8 hectares (61.3 acres)

GRAPES HARVESTED: up to 200 tons / year

PRODUCTION POTENTIAL: up to 170,000 bottles / year

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (1 km; 5'), 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')



SAN CASCIANO ESTATE

On the **Chianti** hills, a short distance from **San Casciano in Val di Pesa** and **Florence**, **31.2-hectare estate** with **Chianti Classico DOCG** vineyards (24.8 ha) and rural buildings. The property focuses on the production of grapes (up to 200 tons / year) which are then processed by a third party. By restoring the **buildings** (400 sqm) one could create private wine cellar to process grapes autonomously and produce up to **170,000 bottles of wine / year** (1,275 hl). The services are all available in nearby town (1 km, 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 ESTATE

The estate, in its entirety, covers an area of approximately **31.2 hectares (77.1 acres)** in the rolling **Chianti hills**. 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 Toscana 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.

The remaining area of the farm (approximately 6.4 ha) is made up of unused plots of land, roads and strips of woodland separating the various vineyard plots.





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