



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2399 – **TENUTA SAN DONATO**

WINE ESTATE WITH 25.8 HA OF VINEYARDS FOR SALE IN CHIANTI CLASSICO, TUSCANY

Greve in Chianti – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
1,040 sqm

Bedrooms
6

Bathrooms
4

Total land
45.3 ha

Vineyards
25.8 ha

Bottles of wine
180,000 max

On the hills of Chianti Classico, not far from Greve, 45.3-ha wine estate for sale. The property consists of a rustic farmhouse and a generous wine cellar with potential for approximately 180,000 bottles of wine per year. The vineyard (25.8 ha) is fully registered as Chianti Classico DOCG and could be further expanded by converting the arable land on the estate (over 15 ha).

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SUMMARY OF THE PROPERTY

REFERENCE #: 2399 – TENUTA SAN DONATO

TYPE: wine estate

CONDITIONS: good

LOCATION: hilly, panoramic

ACCESS: unpaved road (800m)

INTERIORS: 1,040 square meters (11,190 square feet)

TOTAL ROOMS: 17

BEDROOMS: 6

BATHROOMS: 4

ANNEXES: wine cellar, barn

MAIN FEATURES: stone walls, wooden beams, terracotta floors, wooden fixtures, fireplaces, porch, wine cellar, Chianti Classico DOCG vineyards, possibility of having horses

TOTAL LAND: 45.3 hectares (111.9 acres)

VINEYARDS: 25.8 hectares (63.7 acres)

POTENTIAL PRODUCTION: up to 180,000 bottles / year

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Greve in Chianti (9km; 15'), San Casciano in Val di Pesa (18km; 25'), Florence (20km; 35'), Gaiole in Chianti (38km; 50'), San Gimignano (47km; 55'), Monteriggioni (49km; 50'), Siena (65km; 1h), Volterra (68km; 1h 15'), Lucca (98km; 1h 20'), Pisa (101km; 1h 30'), Cortona (113km; 1h 35'), Forte dei Marmi (127km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (37km; 40'), Pisa G. Galilei (98km; 1h 20'), Bologna G. Marconi (119km; 1h 30'), Grosseto C. Baccarini (135km; 1h 50'), Perugia San Francesco (157km; 2h 10'), Forlì L. Riforma (199km; 2h 15'), Roma Ciampino (284km; 3h 10'), Roma Fiumicino (300km; 3h 15')

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TENUTA SAN DONATO

On the **hills of Chianti Classico**, not far from **Greve**, 45.3-ha **wine estate** for sale. The property consists of a **rustic farmhouse** and a pleasant **wine cellar** with potential for approx. 180,000 bottles of wine per year. The vineyard (25.8 ha) is fully registered as **Chianti Classico DOCG** and could be further expanded by converting the arable land on the estate (over 15 ha).

The property also has considerable potential for tourist development, thanks to the presence of two flats and a very quiet location. In addition, the free land of the farm could be very suitable for horses with the possibility of setting up a small riding school.

Basic services are available in the nearby village (1km; 2'), which can also be reached on foot, while a supermarket is available a little further away (6km; 10'). In less than an hour, passing through the suggestive Chianti hills, one can reach the historic center of **Florence** to the north.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (350 sqm – 3,766 sqft, 6 bedrooms and 4 bathrooms) is located at the top of the hill, reached by a driveway through the property's vineyards. Structured on two floors, the building is divided into two living units plus two convenient storerooms on the ground floor with independent access.

- **Master apartment** (200 sqm – 2,152 sqft, ground and first floor): entrance, living room with service bathroom, large dining room with fireplace and kitchen on the lower floor; four bedrooms and two bathrooms on the upper floor;
- **Guest apartment** (75 sqm – 807 sqft, first floor): entrance hall, dining room with open kitchen, utility room, two bedrooms and bathroom.

Next to the farmhouse is the **old barn** (65 sqm – 699 sqft), a stone building comprising two large storage rooms and two side storerooms.

The **wine cellar** (625 sqm – 6,725 sqft) is located to the side of the farmhouse, equipped with its own yard for loading and unloading. The building is divided into two large areas, one of which can also be used as a shelter for vehicles and equipment.

EXTERIORS

The farm covers, in its entirety, approximately **45.3 hectares (111.9 acres) of land** lying in the rolling Chianti hills. Surrounding the farmhouse is a small garden (4,750 sqm) with parking areas and a maneuvering yard for the cellar.

The backbone of the property is undoubtedly the **Chianti Classico DOCG vineyard**, distributed in various plots surrounding the buildings:

- **Vineyard surface**: 25.8516 hectares (63.7 acres)
- **Varieties**: Sangiovese (85%), Ancellotta (9%), Colorino (3%), Cabernet Sauvignon (2%), Merlot (1%)
- **Altitude**: 215 - 340 m asl
- **Years of planting**: 1991 - 2018
- **Training**: spurred cordon (3,800 vines/ha)
- **Grape harvested**: 117 tons / year
- **Production potential**: up to 180,000 bottles / year

The farm also has 15.5 ha of arable land that could easily be landscaped for planting new vines, which would considerably increase the property's production potential. On the other hand, the grazing land (3.1 ha), with very limited slopes, is suitable if one were interested in developing the farm with the addition of a small riding facility for guests.



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MAP OF THE ESTATE



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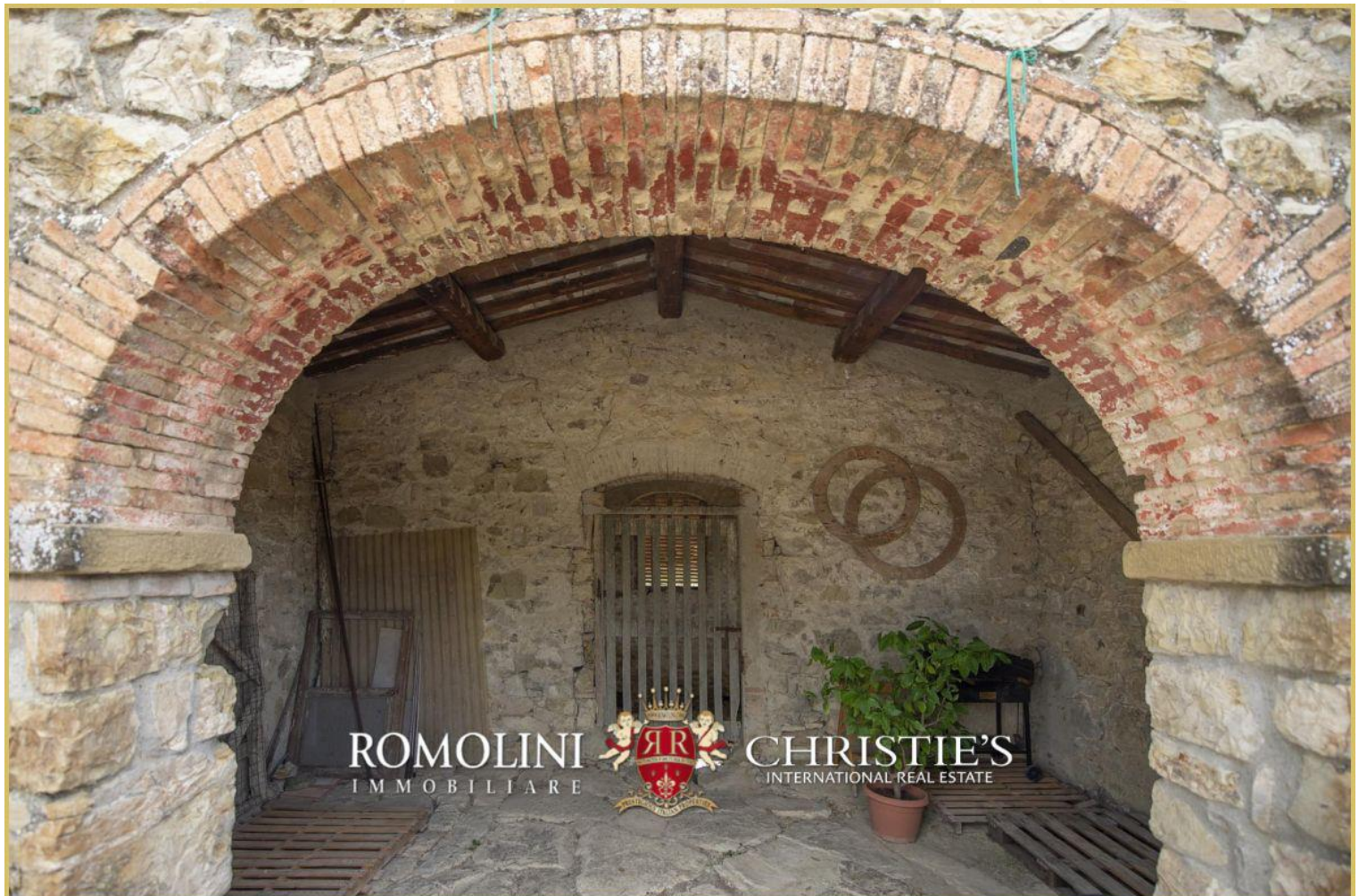
































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