

Ref. 2476 – **CIVITELLA WINERY**
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WINE ESTATE WITH 25.1 HA OF VINEYARDS FOR SALE IN THE CHIANTI ARETINO AREA

Civitella in Val di Chiana – Arezzo – Tuscany

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Interiors
 2,270 sqm

Bedrooms
 10 (up to 16)

Bathrooms
 10 (up to 20)

Swimming pool
 12 x 6 m

Total land
 146.3 ha

Vineyards
 25.1 ha

Bottles of wine
 240,000 max

Olive grove
 1.0 ha

In the hills between Chianti and Valdichiana, in an area with an ideal climate for viticulture, 146.3-hectare wine estate for sale. The property is active in both wine production and tourism, with three apartments available for guests and other buildings to be renovated that could expand the available beds. The 25.1-ha vineyard allows the production of up to 1,800 hl of wine (Chianti DOCG and Toscana IGT) each year.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2476 – CIVITELLA WINERY

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 2,270 square meters (24,425 square feet)

TOTAL ROOMS: 28

BEDROOMS: 10 (up to 16)

BATHROOMS: 10 (up to 20)

ANNEXES: Agriturismo, buildings to be restored

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, wine cellar, ample windows, gym, buildings to be restored, garden with panoramic pool, DOCG vineyards, olive grove

EXTERIORS: 146.3 hectares (361.5 acres)

VINEYARDS: 25.1 hectares (62.0 acres)

WINE PRODUCTION: up to 1,800 hl / year

OLIVE GROVE: 1.0 hectare (2.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Monte San Savino (8km; 15'), Civitella in Val di Chiana (9km; 20'), Lucignano (15km; 25'), Arezzo (28km; 35'), Rapolano Terme (32km; 35'), Cortona (37km; 45'), Montepulciano (41km; 45'), Pienza (48km; 55'), Tuoro sul Trasimeno (52km; 45'), Buonconvento (54km; 1h 5'), Siena (53km; 55'), Montalcino (60km; 1h 10'), Florence (84km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (102km; 1h 15'), Grosseto C. Baccarini (123km; 1h 45'), Pisa G. Galilei (163km; 2h), Bologna G. Marconi (184km; 2h 10'), Roma Ciampino (219km; 2h 25'), Roma Fiumicino (234km; 2h 30')

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Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – Mail: info@romolini.com

CIVITELLA WINERY

In the hills between **Chianti** and **Valdichiana**, in an area with an ideal climate for viticulture, **146.3-hectare wine estate** for sale. The property is active in both wine production and tourism, with three apartments available for guests and other buildings to be renovated that could expand the available beds. The 25.1-ha vineyard allows the production of up to **1,800 hl of wine** (Chianti DOCG and Toscana IGT) each year.



A short unpaved road provides access to the property, which is about a 10' drive from a village offering all services. The proximity to the **A1 highway** then allows quick access to most of the historic cities of **Tuscany** (Florence, Arezzo, Cortona, Montepulciano, Siena, Montalcino...).

DESCRIPTION OF THE BUILDINGS

The **winery** (570 sqm – 6,133 sqft) is a modern building, laid over three floors and consisting of winemaking, aging, refining and shipping areas. The structure has insulated walls to ensure the best possible thermal insulation and terracotta floors. Serving the winery are then the **administrative offices** (150 sqm – 1,614 sqft), which share with the cellar the finishes and general appearance.



Next to the cellar is the **horse stable** (450 sqm – 4,842 sqft), a U-shaped building that houses fourteen horse stalls, farrowing room, stud room, infirmary, feed storage and two feeding lanes. The central area of the building is currently being converted for a restaurant, for which furnishings and equipment have already been installed.

Not far from the farm center is the **Agriturismo** (250 sqm – 2,690 sqft), created inside a rustic farmhouse with barn, currently divided into three independent apartments. The buildings have been entirely renovated recently, maintaining their rustic style, with stone walls, terracotta floors and wooden beams. The adjacent outbuilding has been converted into a lovely common area with

TV room and exclusive gym. Stepping out of the farmhouses, one finds oneself in a well-kept garden, decorated with hedges and paved paths, with a **12 x 6 m swimming pool**.

The **old manor house** (300 sqm – 3,228 sqft), on the other hand, needs renovation and modernization works, but it is a very spacious building on three floors that could easily be used as a luxury private residence or divided into guest apartments.



Completing the property is an **oil mill/orangery** (250 sqm – 2,690 sqft) in need of renovation and an **agricultural warehouse** (300 sqm – 3,228 sqft) on two floors with cellar and tool shed. Again, the various rooms could be easily converted into additional guest rooms/apartments.

EXTERIORS

The estate stretches for about **146.3 hectares (361.5 acres)** on the hills between **Chianti** and **Valdichiana** and reaches a considerable altitude in the northern part (over 600 m above sea level), details that make the property very suitable for growing Pinot Noir grapes.



The backbone of the estate is undoubtedly the vineyard (25.1 ha), which is exploited on the farm for the production of numerous IGT wines and an excellent Chianti Superiore DOCG.

- **Vineyards:** 25.1 hectares
- **Varieties:** Sangiovese, Merlot, Cabernet Sauvignon, Cabernet Franc, Petit Verdot, Pinot Noir, Sauvignon Blanc, Grechetto
- **Altitude:** 315 - 605 m a.s.l.
- **Training:** pruned-spurred cordon, Guyot
- **Soil composition:** clay, limestone
- **Yearly production:** 100,000 bottles (up to 240,000)

The rest of the farm is mostly covered by **mixed woodland** (110.6 ha), followed by **arable land** (8.8 ha) and a small **olive grove** (1.0 ha). For the arable land, it is important to point out that a large part of it (about 5.5 ha) is very suitable for planting new vines if one wanted to expand the vineyard further.

PRODUCED WINES

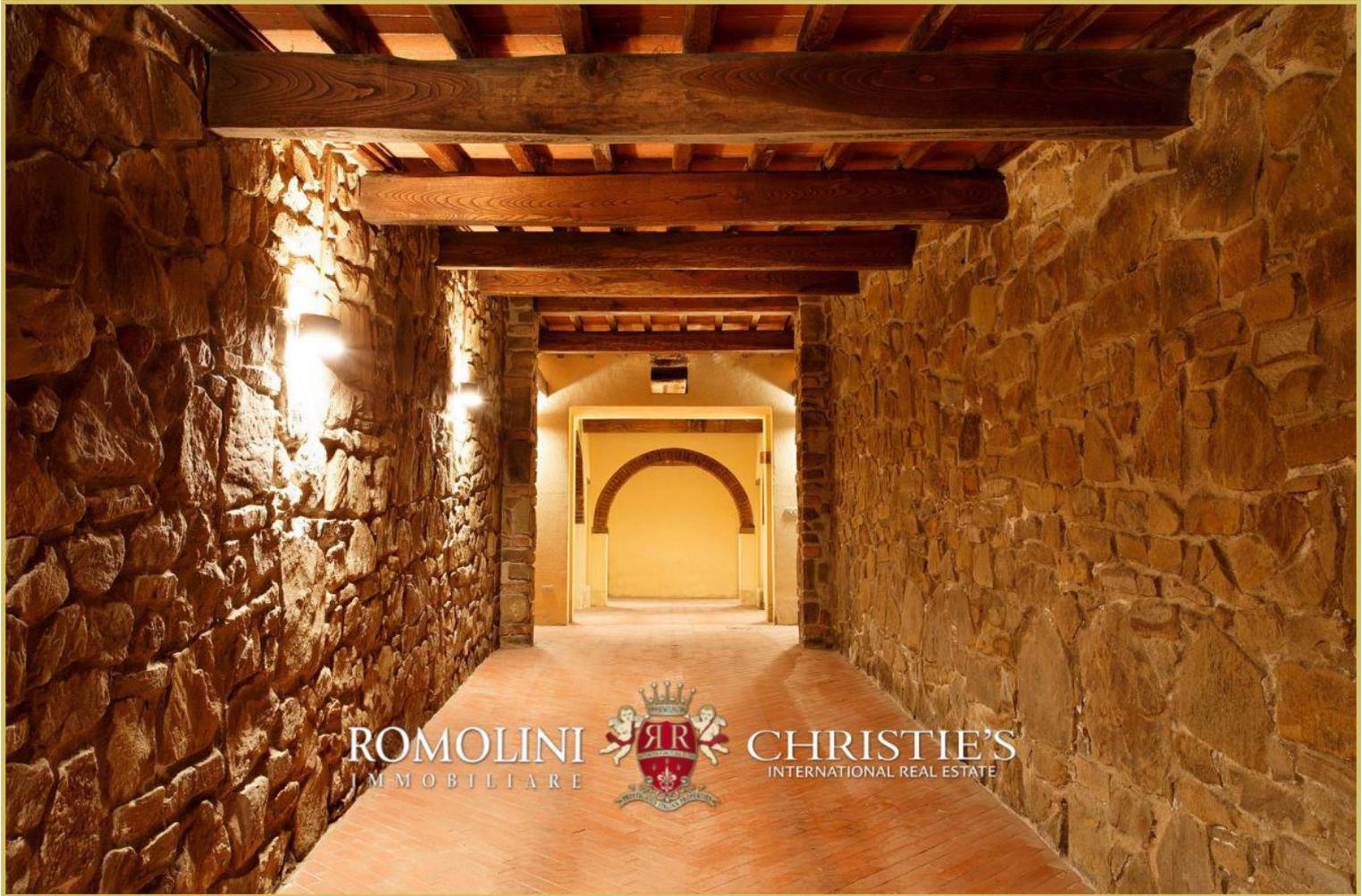
The winery currently produces the following type of wines (for the monovarietal Sangiovese and Syrah wines there are three different labels):

- **Chianti Superiore DOCG:** Sangiovese, Merlot, Cabernet Sauvignon, Petit Verdot
- **Toscana Rosso IGT:** Sangiovese, Merlot, Cabernet Sauvignon, Petit Verdot
- **Toscana Rosso IGT:** Sangiovese, Merlot, Cabernet Franc, Petit Verdot
- **Toscana Rosso IGT:** Merlot
- **Toscana Rosso IGT:** Sangiovese
- **Toscana Rosso IGT:** Pinot Nero
- **Toscana Bianco IGT:** Sauvignon Blanc, Grechetto



PRESTIGIOUS ITALIAN PROPERTIES





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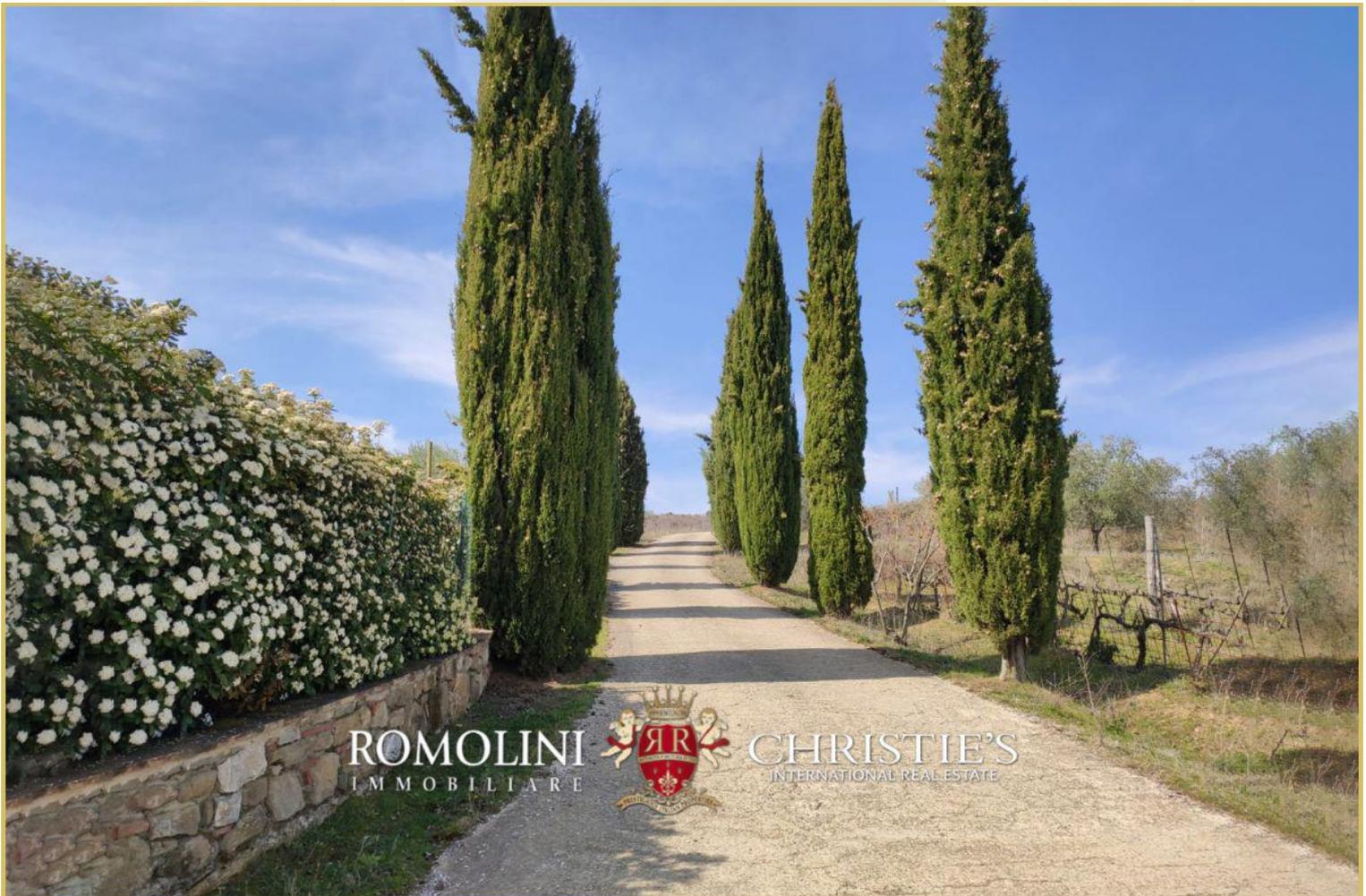
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com