

Ref. 2507 – **TENUTA COLLI SENESI**

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ORGANIC WINE ESTATE WITH AGRITURISMO AND RIDING FACILITIES FOR SALE IN CHIANTI, SIENA

Siena – Siena – Tuscany



Interiors
1,559 sqm

Bedrooms
18

Bathrooms
14

Swimming pool
18 × 6 m

Total land
30.8 ha

Vineyards
6.0 ha

Bottles of wine
50,000 max

Olive grove
900 trees

Oil
1,000 kg

On the hills of Siena, in a panoramic hillside position, organic 30.8-ha wine estate for sale. The property includes several buildings (over 1,500 sqm) partly dating back to the 13th century and converted into an Agriturismo (18 bedrooms). In terms of production, the estate boasts Chianti Colli Senesi DOCG vineyards (6.0 ha for a total of 50,000 bottles) and olive grove (900 trees).

SUMMARY OF THE PROPERTY

REFERENCE #: 2507 – TENUTA COLLI SENESI

TYPE: organic wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (150 m)

INTERIORS: 1,559 square meters (16,774 square feet)

BEDROOMS: 18

BATHROOMS: 14

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, original fireplaces, wooden fixtures and frames, wine cellar, park, swimming pool Chianti Colli Senesi DOCG vineyards, olive grove, horse stables

EXTERIORS: 30.8 hectares (76.1 acres)

VINEYARDS: 6.0 hectares (14.8 acres)

WINE PRODUCED: up to 50,000 bottles / year

OLIVE GROVE: 900 trees

PRODUCED OIL: up to 1,000 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 18 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 348.79 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Siena (7km; 15'), Castelnuovo Berardenga (26km; 30'), Gaiole in Chianti (23km; 35'), Castellina in Chianti (17km; 25'), Bucine (46km; 45'), Greve in Chianti (36km; 45'), Monteriggioni (15km; 20'), Montalcino (48km; 55'), Montepulciano (66km; 1h), Pienza (62km; 1h 10'), San Gimignano (36km; 40'), Arezzo (76km; 1h 10'), Florence (75km; 1h 15'), Cortona (76km; 1h 5'), Volterra (50km; 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (72km, 1h), Grosseto C. Baccarini (85km; 1h 10'), Perugia San Francesco (119km; 1h 25'), Pisa G. Galilei (114km; 1h 30'), Bologna G. Marconi (165km; 1h 50'), Roma Ciampino (248km; 2h 35'), Roma Fiumicino (263km; 2h 40')

TENUTA COLLI SENESI

On the hills of **Siena**, in a panoramic hillside position, **organic 30.8-ha wine estate** for sale. The property includes several buildings (over 1,500 sqm) partly dating back to the **13th century** and converted into an Agriturismo (18 bedrooms). In terms of production, the estate boasts **Chianti Colli Senesi DOCG vineyards** (6.0 ha for a total of 50,000 bottles) and **olive grove** (900 trees).



Easily accessible via a short dirt road in excellent condition and truly a stone's throw from the medieval city of Siena, the farm is located in a position that provides a quick connection to most of **Tuscany's** art cities (Siena, Florence, Montepulciano, Pienza, San Gimignano...)

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (622 sqm – 6,693 sqft, 5 bedrooms and 6 bathrooms) has been entirely renovated and with the occasion converted into a farmhouse with large common areas on the ground floor, breakfast kitchen, laundry and three guest bedrooms (all with en-suite bathrooms on the first floor). An upper floor wing was then converted into an apartment, currently inhabited by the owners, consisting of a living room, kitchen with dining area, two bedrooms and two bathrooms. In the basement are the historic cellars, nowadays used for storage.



Outbuilding A includes the **wine cellar** (215 sqm – 2,313 sqft, consisting of rooms for processing grapes, bottling and aging area, dressing room and bathroom for employees) and **three guest apartments** (260 sqm – 2,798 sqft, 8 bedrooms and 4 bathrooms):

- **App. N°1:** double living room with dining area, kitchen, two bedrooms and bathroom;
- **Apt. N°2:** living room, dining room, kitchen, three bedrooms and two bathrooms;
- **Apt. N°3:** entry with wardrobe, living room with kitchen, three bedrooms and bathroom.

Outbuilding B (270 sqm – 2,905 sqft, 5 bedrooms and 3 bathrooms) is structured on two floors and currently divided into three independent apartments:

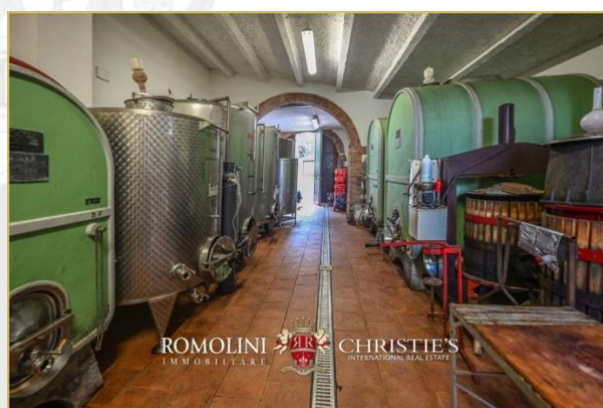
- **Apt. N°4:** living room with open kitchen and dining area, two bedrooms and bathroom;

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- **Apt. N°5:** living room with fireplace, dining room with kitchenette, bedroom and bathroom;
- **Apt. N°6:** living room with dining area, kitchen, two bedrooms and two bathrooms.



The property is completed by **stables for horses** (53 sqm – 570 sqft, where show-jumping horses have been bred for about 20 years), a **greenhouse for vegetables** (31 sqm – 333 sqft), **storage for tools** (33 sqm – 355 sqft) and a **shed** (75 sqm – 807 sqft) where to shelter the equipment used for working the fields.

EXTERIORS

Within a well-maintained **park of 13,800 sqm**, citrus plants and bougainvilleas frame the **18 × 6 m swimming pool** overlooking the Chianti hills, a Jacuzzi whirlpool, available to guests as well as the bocce court, ping-pong table, children's playground and all the green spaces that include a pond with water lilies and other aquatic plants.

Each apartment has its own reserved area, equipped with sunbeds, chairs and small tables for moments of complete tranquility amid the scents and views of the Tuscan hills.



A small family vegetable garden produces vegetables that are also served to guests upon request.

On the other hand, the rest of the farm is covered by agricultural land used as **vineyard** (6.0 ha), olive grove (2.3 ha), forest (8.1 ha) and large portions of arable land (13.0 ha) very suitable for planting additional vineyards and/or new crops. The **olive grove** has about **900 trees** and can produce up to 1,000 kg of excellent extra virgin olive oil per year.



DETAILS ON WINE PRODUCTION

- **Vineyard surface:** 6.0 hectares (5.1 ha Chianti Colli Senesi DOCG + 0.9 ha Toscana IGT)
- **Varieties:** Sangiovese (80%), Canaiolo Nero (6%), Ciliegiolo (6%), Malvasia Nera (6%), Colorino Nero (2%)
- **Altitude and exposure:** 250 – 300 m asl (west, southwest)
- **Training:** pruned-spur cordon, Guyot (4,000 vines/ha)
- **Soil composition:** medium mixture, tuff with little skeleton
- **Production potential:** 50,000 bottles / year

The winery currently produces three wines, which are sold both loose and bottled:

- **Chianti Colli Senesi DOCG:** Sangiovese, Canaiolo, Malvasia Nera, Ciliegiolo
- **Chianti DOCG Riserva:** Sangiovese, Colorino
- **Toscana Rosso IGT:** Sangiovese

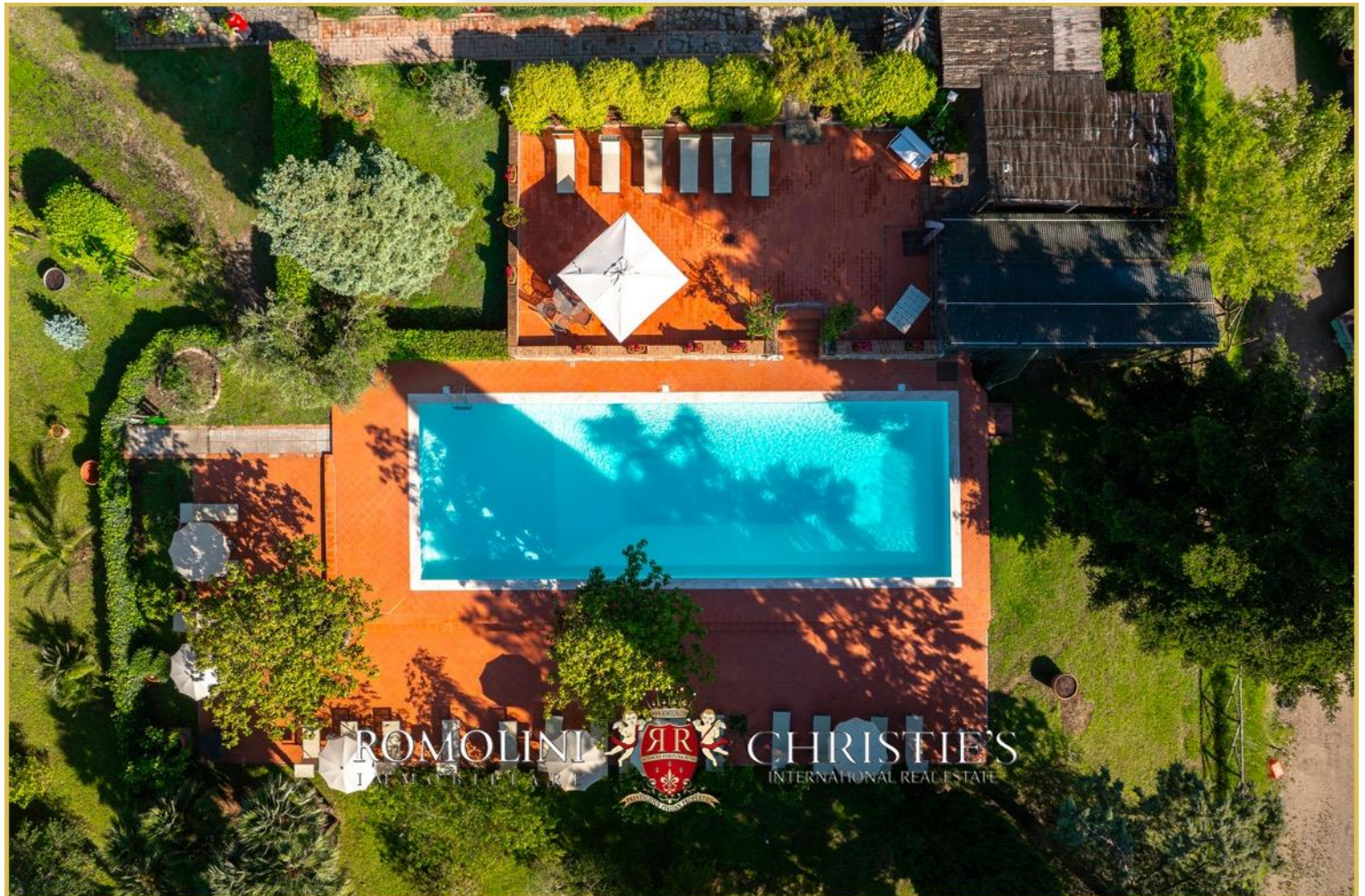
Wines are sold both cask and bottled. For bottles prices range between € 6.50 for Chianti Colli Senesi DOCG and € 10.00 for Toscana Rosso IGT. Speaking of cask wine, the price ranges from € 180.00 / hl for Chianti Colli Senesi DOCG to € 200.00 / hl for IGT wine. Chianti Riserva is sold only in the bottled format (€ 14.00).

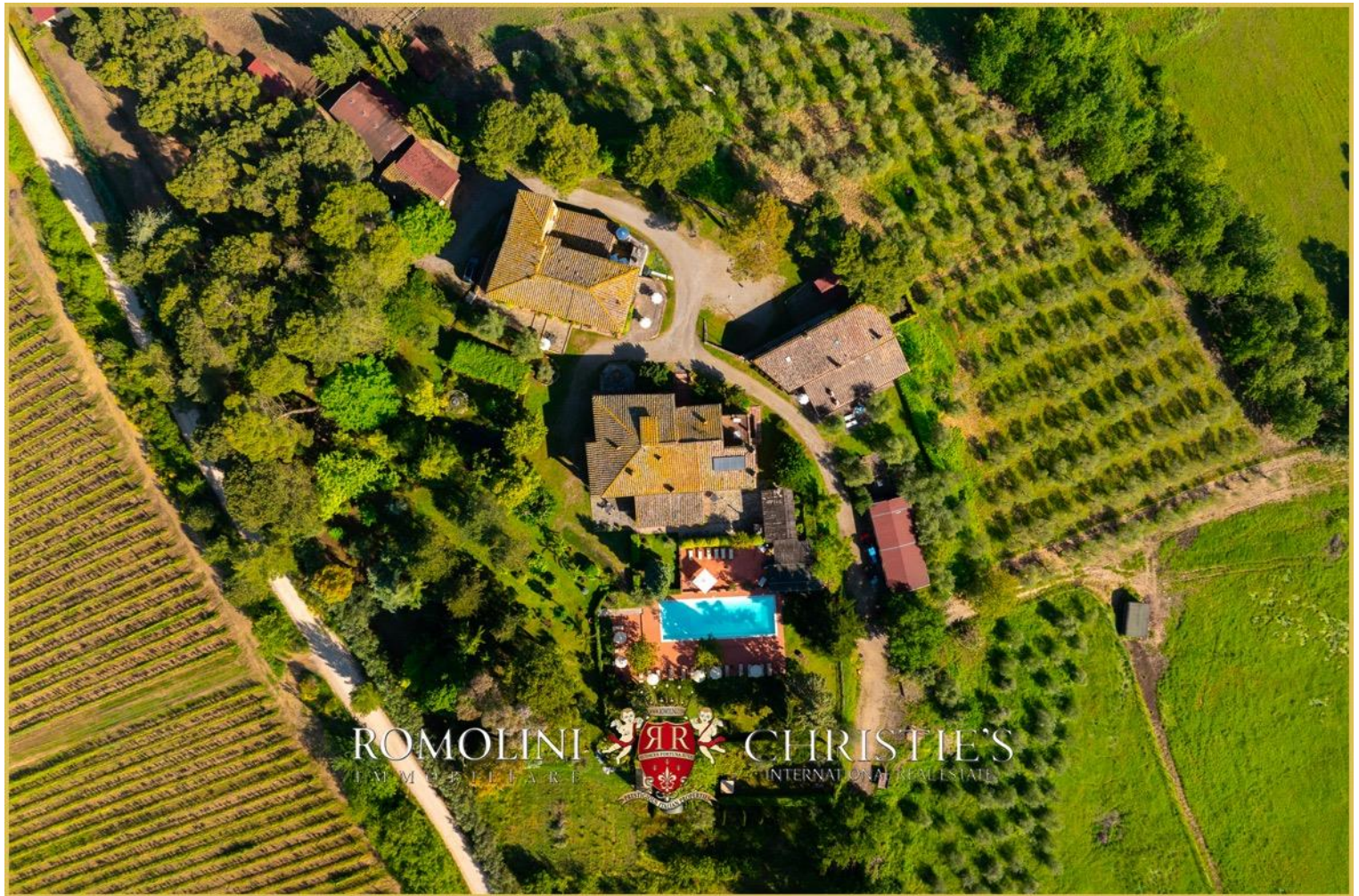






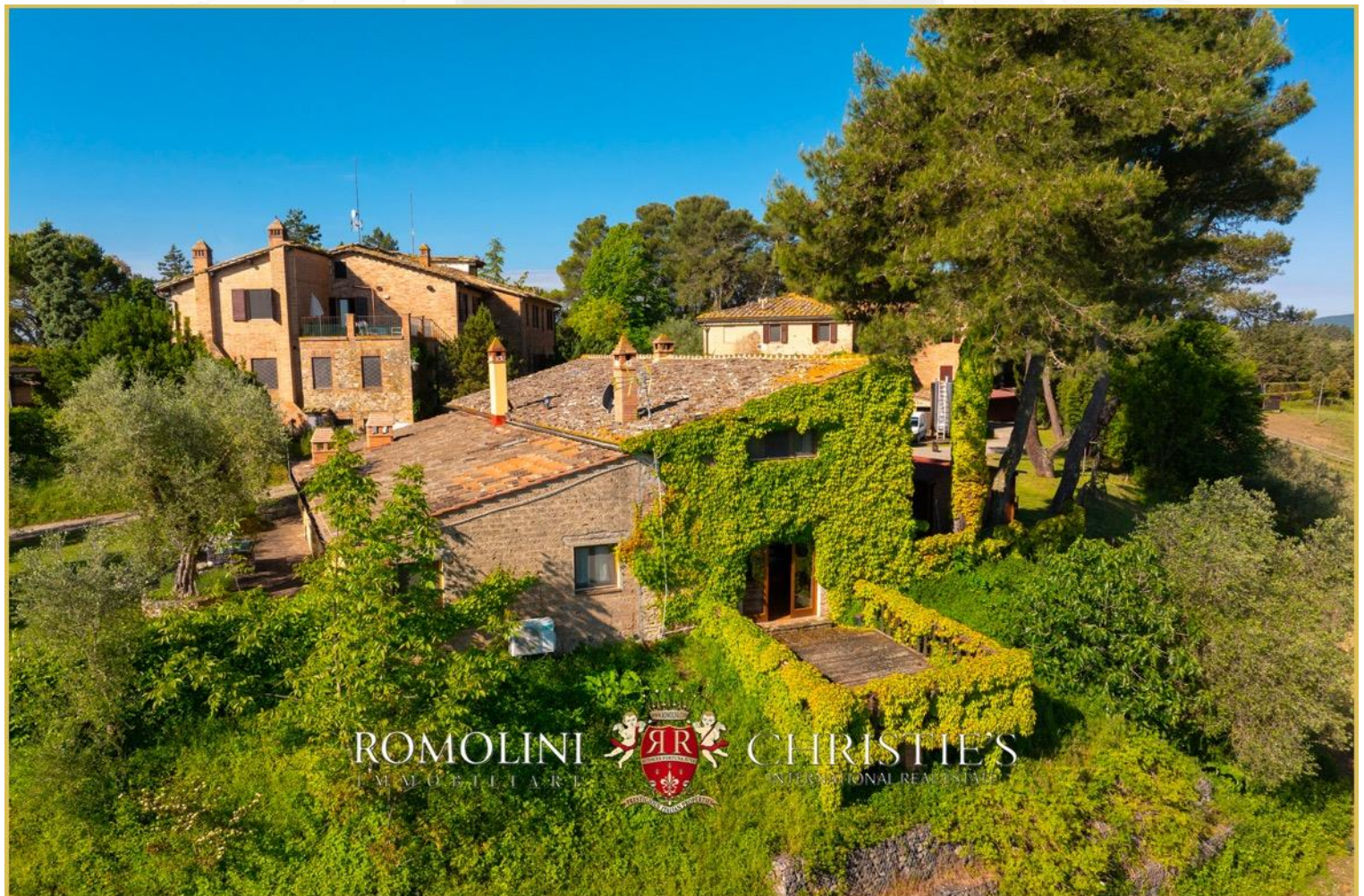




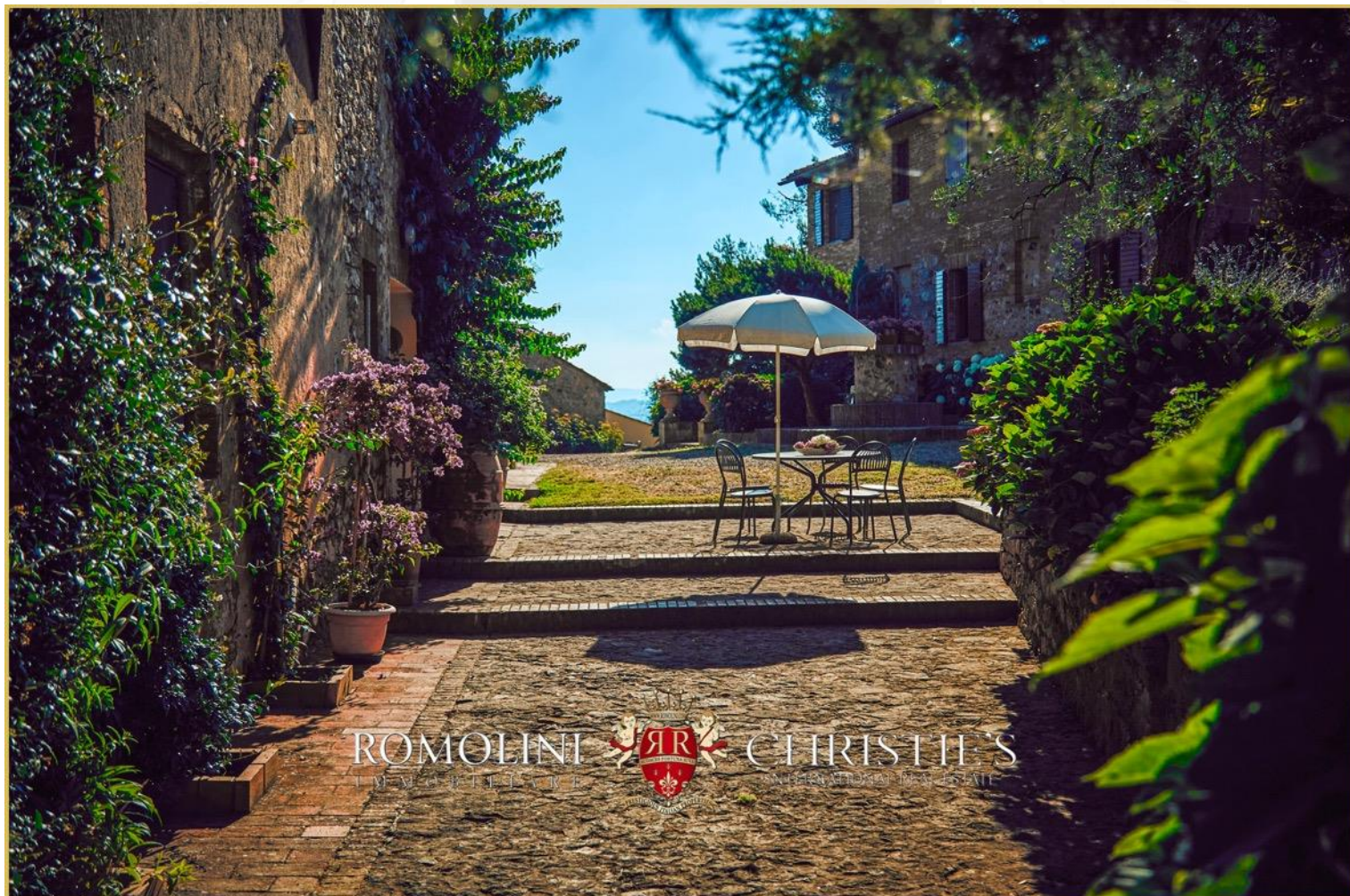
























































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