

ORGANIC 170-HA WINE ESTATE FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
1,099 sqm

Bedrooms
14

Bathrooms
10

Swimming pool
10 x 5 m

Total land
170.7 ha

Vineyards
16.4 ha

Bottles of wine
50,000 max

Olive grove
1,600 trees

Oil
2,000 kg

On the hills of Arezzo, in a private and panoramic position, wine estate of 170.7 hectares for sale. The property includes several buildings (over 1,000 sqm) that include several guest apartments and the wine cellar, as well as warehouses and a farmhouse to be renovated. The vineyard (16.4 ha) is worked with organic methods and produces about 50,000 bottles of wine a year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2550 – AREZZO ORGANIC ESTATE

TYPE: organic wine estate

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (3 km)

INTERIORS: 1,099 square meters (11,825 square feet)

TOTAL ROOMS: 25

BEDROOMS: 14

BATHROOMS: 10

ANNEXES: storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, equipped wine cellar, garden, swimming pool, vineyards, olive grove, organic methods

EXTERIORS: 170.7 hectares (421.8 acres)

VINEYARDS: 16.4 hectares (40.5 acres)

WINE PRODUCTION: up to 50,000 bottles / year

OLIVE GROVE: 1,600 trees

OIL PRODUCTION: up to 2,000 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: 10 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 250.20 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (4km; 10'), Arezzo (13km; 20'), Bucine (21km; 30'), Montevarchi (25km; 35'), Anghiari (36km; 50'), Montepulciano (50km; 50'), Pienza (57km; 1h), Siena (60km; 1h 5'), Florence (70km; 1h 5'), Monteriggioni (76km; 1h 15'), Montalcino (77km; 1h 20'), Perugia (93km; 1h 15'), Volterra (117km; 2h), Pisa (155km; 1h 55')

CLOSEST AIRPORTS

Firenze A. Vespucci (92km; 1h 10'), Perugia San Francesco (101km; 1h 20'), Grosseto C. Baccarini (125km; 1h 50'), Pisa G. Galilei (152km; 1h 50'), Bologna G. Marconi (174km; 2h), Roma Ciampino (228km; 2h 25'), Roma Fiumicino (242km; 2h 30')

AREZZO ORGANIC ESTATE

On the hills of **Arezzo**, in a private and panoramic position, **wine estate of 170.7 hectares** for sale. The property includes several buildings (over 1,000 sqm) that include several **guest apartments** and the **wine cellar**, as well as warehouses and a farmhouse to be renovated. The **vineyard** (16.4 ha) is worked with **organic methods** and produces about **50,000 bottles of wine** a year.



Basic services are available in the nearby town (10' by car) while for everything else you just need to reach Arezzo (13km; 20') where you can find shopping centers, restaurants and the referral hospital. The location of the property is also very convenient to reach the junction of the **A1 highway** that ensures a quick connection with Florence and, by extension, with many of the most famous art cities of **Tuscany** (Siena, Montepulciano, Pienza, Montalcino, Pisa...).

DESCRIPTION OF THE BUILDINGS

Building A (590 sqm – 6,348 sqft, 11 bedrooms and 7 bathrooms) forms the heart of the agritourism and houses four independent apartments as well as various rooms for storage.

- **Apt. N°1:** dining room, living room, kitchen, offices, five bedrooms and three bathrooms;
- **Apt. N°2:** living room with kitchenette, bedroom and bathroom;
- **Apt. N°3:** living room with open kitchen, three bedrooms and two bathrooms;
- **Apt. N°4:** living room with kitchenette, two bedrooms and bathroom.

Building B (420 sqm – 4,519 sqft, 3 bedrooms and 3 bathrooms), on the other hand, houses the wine-making cellar on two floors (ground and basement, equipped and fully operational) plus three apartments on the upper floor.

- **Apt. N°5:** entrance hall, living room with open kitchen and loft, bedroom and bathroom;
- **Apt. N°6:** living room with open kitchen and loft, bedroom and bathroom;
- **Apt. N°7:** living room with open kitchen and loft, bedroom and bathroom.

A few steps from the two buildings are then **two agricultural warehouses** (89 sqm – 958 sqft) used as a shelter for tools and vehicles.

Part of the main building is also the **10 × 5 m swimming pool** placed on a terrace paved in terracotta tiles from which one can admire the surrounding countryside.

EXTERIOR

The farm stretches for about **170.7 hectares (421.8 acres)**, covered for the most part by **woods** (133.4 ha) that surround the cultivated fields and guarantee the absence of contamination from nearby properties, ensuring full compliance with **organic regulations** (certification the farm has had since 1994). A small **private pond** allows irrigating the fields.

The backbone of the farm is the **vineyard** (about 16.4 ha). The main variety is Sangiovese (almost 70% of the total vines), but over the years the winery has recovered a now forgotten grape that was reinstated in 2017 in the list of native Tuscan grape varieties. A small Merlot vineyard (about 1.0 ha) is programmed for grafting with Sangiovese vines. Annual production is currently about **50,000 bottles of wine**, taking into account, however, that part of the Sangiovese vineyard (about 3.0 ha) will not enter full production until 2025/2026.

- **Chianti DOCG:** 100% Sangiovese
- **Toscana Rosso IGT:** Sangiovese 50%, native variety 50%.
- **Toscana Rosso IGT:** native variety 100%.

The **olive grove** (1,600 trees of Moraiolo, Leccino and Frantoio varieties) allows the production of about 2,000 kg of excellent extra virgin olive oil per year.

The **arable land** (about 10.6 ha) is now largely covered by woods with timber plants (alders, hazelnuts and cherries). In any case, an assessment could be made of the material that could be obtained from any cutting, so as to understand whether it might be more profitable to clear the land to plant new vineyards.





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