

Ref. 2608 – **TENUTA MONTEDOMINI**www.romolini.co.uk/en/2608

WINE ESTATE WITH 13.2 HA OF VINEYARDS FOR SALE IN CHIANTI RUFINA, TUSCANY

Florence – Florence – Tuscany**VIEW ON OUR WEBSITE****Wine cellar**
360 sqm**Bathrooms**
1**Total land**
15.3 ha**Vineyards**
13.2 ha**Bottles of wine**
90,000 max

On the hills of Florence, in the Chianti region, 15.3-hectare wine estate with Chianti Rufina DOCG vineyard for sale. The property has its own wine-making cellar, already equipped and functioning, which allows to produce about 65,000 bottles of wine per year (with the possibility of increasing to about 90,000).

SUMMARY OF THE PROPERTY

REFERENCE #: 2608 – TENUTA MONTEDOMINI

TYPE: Chianti DOCG wine estate

CONDITIONS: fully restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 360 square meters (3,874 square feet)

TOTAL ROOMS: 5

BATHROOMS: 1

ANNEXES: no

MAIN FEATURES: Chianti Rufina DOCG vineyard, winemaking cellar, terracotta floors, wooden beams, masonry arches, stone walls

TOTAL LAND: 15.3 hectares (37.8 acres)

VINEYARDS: 13.2 hectares (32.6 acres)

WINE PRODUCTION: up to 90,000 bottles / year

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (1.5km; 5'), Rufina (12km; 20'), Pontassieve (19km; 30'), Florence (38km; 55'), Arezzo (84km; 1h 20'), San Gimignano (88km; 1h 35'), Volterra (110km; 1h 55'), Siena (110km; 1h 50'), Montepulciano (117km; 1h 45'), Montalcino (144km; 2h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (63km; 1h 5'), Bologna G. Marconi (105km; 1h 30'), Pisa G. Galilei (123km; 1h 45'), Perugia San Francesco (167km; 2h 5'), Grosseto C. Baccarini (180km; 2h 30'), Roma Ciampino (295km; 3h 10'), Roma Fiumicino (310km; 3h 15')

TENUTA MONTEDOMINI

On the hills of **Florence**, in the **Chianti** region, **15.3-hectare wine estate** with **Chianti Rufina DOCG vineyard** for sale. The property has its own **wine-making cellar**, already equipped and functioning, which allows to produce about **65,000 bottles of wine** per year (with the possibility of increasing to about 90,000).

The winery is located just 1.5 km from a small country town where all necessary services are available, however, and just under an hour from Florence where there is also a convenient international airport.

DESCRIPTION OF THE BUILDING

The **wine cellar** (360 sqm – 3,874 sqft) is carved out of a mid-19th-century building, made of stone and brick as per tradition but entirely renovated in 2000. On the ground floor are the grape processing room, a warehouse for storage and a bathroom for employees. On the upper floor, on the other hand, there is a tasting room for guests and administrative offices.

If interested, an elegant **manorial villa** (1,400 sqm – 15,064 sqft) located just above the winery could be combined with the farm for a total price of **3,200,000 euros**.

EXTERIOR AND WINE PRODUCTION

The **vineyard** (13.2 ha) is registered as **Chianti Rufina DOCG** and covers almost the totality of the estate. First implants date back to 1972-1973 with Sangiovese and Malvasia. In 1994 Sangiovese got a first expansion, together with new Trebbiano and Canaiolo implants. In 1997 more Sangiovese is added to the property. In 2003 it's time for Merlot, Syrah and Pinot Noir. Finally, in 2016, even more Sangiovese is planted together with Ciliegiolo and Pinot Blanc.

- **Vineyard surface:** 13.2 hectares (32.6 acres)
- **Varieties:** Sangiovese, Malvasia, Syrah, Pinot Noir, Merlot, Ciliegiolo, Pinot Blanc, Trebbiano, Canaiolo
- **Year of planting:** 1972, 1973, 1994, 1997, 2003, 2016
- **Altitude and exposure:** 280 – 380 m (east – west)
- **Training:** pruned-spur cordon, Guyot (2,700 – 4,600 vines/ha)
- **Soil composition:** clayish
- **Yearly production:** 65,000 bottles (up to 90,000)

The winery focuses on the production of the following wines:

- **Chianti Rufina DOCG:** 100% Sangiovese
- **Toscana Rosso IGT:** 100% Sangiovese
- **Toscana Rosé IGT:** 100% Sangiovese
- **Vinsanto Chianti DOC:** Malvasia, Trebbiano
- **Grappa:** Sangiovese



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