

Ref. 2614 – FIESOLE BOUTIQUE WINERY

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BOUTIQUE WINERY WITH 3.6 HA OF VINEYARDS FOR SALE IN FIESOLE, FLORENCE

Fiesole – Florence – Tuscany

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Interiors
583 sqm

Bedrooms
6

Bathrooms
10

Swimming pool
20 x 4 m

Total land
13.5 ha

Vineyards
3.6 ha

Bottles of wine
45,000 max

Olive grove
2.2 ha

On the hills of **Florence**, not far from **Fiesole** and in a very panoramic position, **boutique winery** for sale. The property (almost 600 sqm) boasts a stunning **villa** and a **modern wine cellar** for wine production. In terms of production, the 13.5 hectares of land include a **vineyard** (3.6 ha) and an **olive grove** (2.2 ha) for an annual production of up to 45,000 bottles of wine.

SUMMARY OF THE PROPERTY

REFERENCE #: 2614 – FIESOLE BOUTIQUE WINERY

TYPE: wine estate

CONDITIONS: luxury finishes

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.2 km)

INTERIORS: 583 square meters (6,273 square feet)

TOTAL ROOMS: 22

BEDROOMS: 6

BATHROOMS: 10

ANNEXES: wine cellar

MAIN FEATURES: restored rustic building, terracotta floors, wooden beams, original fireplaces, porch, large windows, in-house gym, in-house cinema, wine cellar, paved terrace, terraced garden, swimming pool, vineyard, olive grove

EXTERIORS: 13.5 hectares (39.8 acres)

VINEYARDS: 3.6 hectares (8.9 acres)

WINE PRODUCTION: up to 45,000 bottles / year

OLIVE GROVE: 2.2 hectares (5.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 20 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE: **A1** ($EP_{gl, nren} = 137.53 \text{ kWh/m}^2\text{year}$)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Fiesole (7km; 15'), Pontassieve (12km; 20'), Florence (14km; 20'), San Casciano in Val di Pesa (27km; 40'), Castellina in Chianti (52km; 1h), Colle di Val d'Elsa (58km; 1h), San Gimignano (65km; 1h 15'), Arezzo (80km; 1h 15'), Siena (82km; 1h 20'), Pisa (102km; 1h 35'), Montepulciano (113km; 1h 40'), Pienza (120km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (21km; 35'), Pisa G. Galilei (99km; 1h 25'), Bologna G. Marconi (121km; 1h 35'), Perugia San Francesco (164km; 2h 15'), Roma Ciampino (301km; 3h 25'), Roma Fiumicino (305km; 3h 20')

FIESOLE BOUTIQUE WINERY

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The property, while very private, can be reached via a short stretch of unpaved road (about 1.2 km), and all basic services are available in the village of **Fiesole** (7km; 15') while the historic center of Florence is about 20' drive away. Florence airport is about a half-hour drive away.

DESCRIPTION OF THE BUILDINGS

The **main villa** (387 sqm – 4,164 sqft, 6 bedrooms and 9 bathrooms) is currently inhabited by the owners of the estate and is accessed via a large terrace overlooking the surrounding valley, with views that are nothing short of breathtaking.

- **Basement (-2):** garage for agricultural vehicles, bottling line, wine cellar for collectible bottles, employee dressing room with bathroom and water cistern;
- **Basement (-1):** in-house gym;
- **Ground floor:** entrance hall, veranda/living room, large kitchen with pergola, double dining room, service bathroom, in-house cinema and janitors' apartment (living room with kitchenette, bedroom and bathroom);
- **First floor:** four bedrooms with en-suite bathrooms and master bedroom with walk-in closet and two en-suite bathrooms.

The villa is accompanied by a **well-kept garden of 6,850 sqm** laid out on a panoramic terrace and embellished with tall trees, hedges and flower beds. A short distance from the house is a **20 x 4 m swimming pool** (ideal for swimming due to its length) and a hot tub with a white travertine platform. The hedge ensures privacy but does not close the view from the garden to the surrounding hills. At the opposite end of the garden, again in a panoramic position just above the olive grove, is the synthetic grass tennis court, enclosed by metal fencing.

The **wine cellar** (196 sqm – 2,109 sqft, 1 bathroom) built in 2016, is developed on the hill just below the property's olive grove. Built entirely underground, the structure is particularly energy efficient as it is easier to maintain ideal temperature and humidity all year round.

Designed using environmentally-friendly materials, the winery allows for a well-integrated workflow from harvesting to bottling the wine.

The tasting area for customers is separated from the processing rooms by sliding glass windows that allow customers to watch the wine being made without entering the actual winery.

EXTERIOR AND WINE PRODUCTION

The winery covers a total area of **13.5 hectares (33.3 acres)**, set in the hills north of Florence.

The **vineyard** (3.6 ha) consists almost entirely of Sangiovese vines and stretches along the ridge overlooking the valley at an altitude ranging from 250 to 350 m. The oldest vines date back to 2000 and are composed almost exclusively of Sangiovese, while the 2017 extension is composed of Sangiovese, Canaiolo and Colorino. There are plans to plant another vineyard (about 1.3 ha) that would replace part of the estate's olive grove. Current production is around 20,000 bottles/year but could reach 45,000 with the new planting.

The winery produces the following wines, which have organic certification since 2006:

- **Toscana Rosso IGT:** Sangiovese, Colorino
- **Toscana Rosso IGT:** Sangiovese
- **Toscana Rosso IGT:** Sangiovese, Canaiolo, Colorino
- **Toscana Rosso IGT:** Colorino e Sangiovese
- **Toscana Rosé IGT Frizzante:** Sangiovese, Canaiolo
- **Toscana Rosé IGT:** Sangiovese, Canaiolo
- **Vinsanto del Chianti DOC:** Sangiovese, Malvasia

The rest of the farm includes an **olive grove** (2.2 ha half of which is to be explanted for planting new vines), small portions of **arable land** (0.1 ha) and **woods** (6.8 ha).















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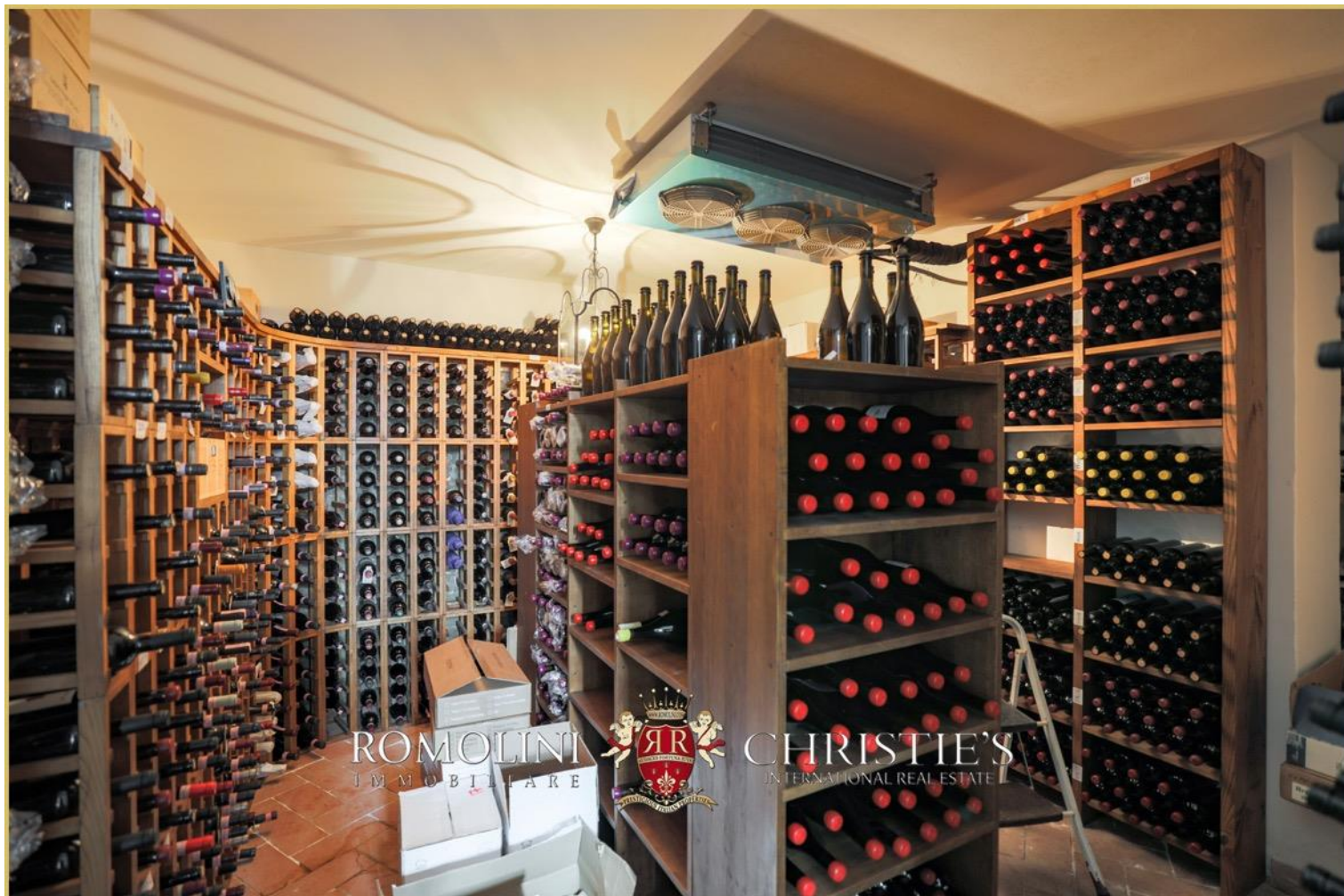






















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

(+39) 0575 788 948

www.romolini.com

info@romolini.com