

Ref. 2616 – **VESPUCCI WINERY**

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BOUTIQUE WINERY WITH 1.8 HA OF VINEYARDS FOR SALE IN CHIANTI CLASSICO, TUSCANY

Greve in Chianti – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
321 sqm

Bedrooms
3

Bathrooms
3

Total land
6.2 ha

Vineyards
1.8 ha

Bottles of wine
15,000 max

Olive grove
970 trees

Oil
1,500 kg

On the hills of Chianti Classico, not far from the medieval village of Greve, 6.2-ha organic winery for sale. The building houses the winery and an apartment for the owners. Annual production is around 10,000 bottles of wine a year (up to 15,000 with the new vineyard), while the olive grove (970 trees) can produce up to 10 tons of olives.

SUMMARY OF THE PROPERTY

REFERENCE #: 2616 – VESPUCCI WINERY

TYPE: wine estate

CONDITION: excellent

LOCATION: hilly, panoramic

ACCESS: excellent, tree-lined avenue

INTERIORS: 321 square meters (3,453 square feet)

TOTAL ROOMS: 9

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: garage

MAIN FEATURES: stone walls, wooden beams, terracotta floors, equipped wine cellar, outdoor tasting area, maneuvering yard, Chianti Classico DOCG, olive grove, private apartment, tree-lined avenue, garage

EXTERIORS: 6.2 hectares (15.3 acres)

VINEYARDS: 1.84 hectares (4.5 acres)

WINE PRODUCTION: 10,000 bottles / year (up to 15,000)

OLIVE GROVE: 970 trees

OIL PRODUCTION: 1,500 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

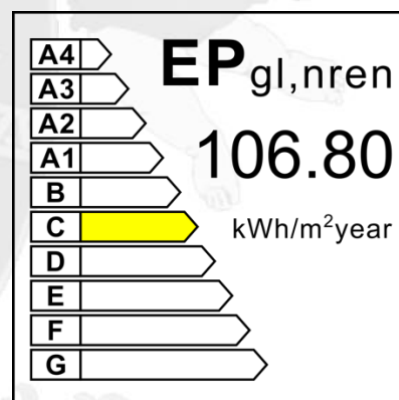
WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Greve in Chianti (5km; 10'), San Casciano in Val di Pesa (18km; 25'), Castellina in Chianti (18km; 30'), Florence (30km; 40'), Monteriggioni (34km; 55'), San Gimignano (38km; 1h), Siena (50km; 1h), Volterra (60km; 1h 10'), Montalcino (94km; 1h 35'), Montepulciano (99km; 1h 50'), Arezzo (101km; 1h 30'), Pienza (106km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (51km; 50'), Pisa G. Galilei (91km; 1h 30'), Bologna G. Marconi (132km; 1h 50'), Roma Ciampino (281km; 3h 30'), Roma Fiumicino (295km; 3h 25')

VESPUCCI WINERY

On the hills of **Chianti Classico**, not far from the medieval village of **Greve**, 6.2-ha **wine estate** for sale. The building houses the winery and an apartment for the owners. Annual production is around **10,000 bottles of wine a year** (up to 15,000 with the new vineyard), while the **olive grove (970 trees)** can produce up to 10 tons of olives.

Access to the property is via tree-lined driveway, and the plants surrounding the farm provide privacy and tranquility.

The farm is only 500 m from the center of a small town with restaurants, stores and basic services. Located in the heart of Chianti Classico, this winery boasts a microclimate that is excellent for growing vines.

DESCRIPTION OF THE BUILDINGS

The main building (276 sqm) is on two staggered levels. On the ground floor we find the **wine cellar** (146 sqm – 1,570 sqft) with a spacious tasting room with kitchen and service bathroom attached, as well as the technical room. On the upper floor, on the other hand, there is a comfortable **apartment** (130 sqm – 1,399 sqft) consisting of a large living room, kitchen, three bedrooms and two bathrooms. The photovoltaic systems and generators are installed on the gutter that runs all around the building.

Outside the building, a large yard with a tensile structure is used as an outdoor tasting area for the summer, while the garden surrounding the structure (about 2,000 sqm) has already received permission for the construction of a swimming pool.

The **garage** (45 sqm – 484 sqft) is currently used as a storage/storage area but all connections are in place for the construction of a small guest apartment.

EXTERIOR AND WINE PRODUCTION

The backbone of the estate is the **Chianti Classico DOCG vineyard**, which allows a production of about 10,000 bottles of wine per year (increasable to about 15,000 by taking advantage of the newly planted vineyard that is not yet in production).

- **Vineyard:** 1.84 hectares (+ 2,400 sqm of new planting)
- **Varieties:** Sangiovese, Cabernet Sauvignon, Merlot
- **Registries:** Chianti Classico DOCG (1.1 ha), Toscana IGT (0.7 ha)
- **Training:** spurred cordon, Guyot
- **Altitude:** 300 m asl
- **Soil composition:** marl
- **Years of planting:** 1986 - 2024
- **Yearly production:** 10,000 bottles (up to 15,000)

The winery currently produces two types of wine, which are sold strictly bottled as a testament to the high quality of the product:

- **Chianti Classico DOCG:** Sangiovese 80%, Merlot 10%, Cabernet Sauvignon 10% (€ 18.00)
- **Toscana Rosso IGT:** Merlot 50%, Cabernet Sauvignon 50% (€ 35.00)

Next we find an **olive grove** (2.44 ha) with **970 trees** of Morellino, Maremmano, Correggiolo, Morcaio and Pendolino varieties, all planted in 1978. Yearly production is around 10 tons of olives (equivalent to about 1,500 kg of oil in the best years).

The remaining land is occupied by small portions of arable land (1.4 ha) and forest (0.3 ha).





































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