

Ref. 2620 – **TENUTA MASACCIO**

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## MANORIAL VILLA WITH VINEYARDS FOR SALE IN THE CHIANTI RUFINA AREA, TUSCANY

Rufina – Florence – Umbria

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**Interiors**  
1,794 sqm

**Bedrooms**  
14

**Bathrooms**  
11

**Total land**  
16.4 ha

**Vineyards**  
13.2 ha

**Bottles of wine**  
90,000 max

On the hills of Florence, in the Chianti region, 16.4-hectare wine estate with Chianti Rufina DOCG vineyard and manorial villa 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 villa, restored and divided into apartments, is very suitable both as a private home and as an Agriturismo.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2620 – TENUTA MASACCIO

**TYPE:** Chianti DOCG wine estate

**CONDITIONS:** fully restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,794 square meters (19,304 square feet)

**ROOMS:** 25

**BEDROOMS:** 14

**BATHROOMS:** 11

**ANNEXES:** barn, wine cellar, shed

**MAIN FEATURES:** manor house, guest apartments, well-kept garden, panoramic views, Chianti Rufina DOCG vineyard, wine cellar, terracotta floors, wooden beams, brick arches, stone walls

**TOTAL LAND:** 16.4 hectares (40.5 acres)

**VINEYARDS:** 13.2 hectares (32.6 acres)

**WINE PRODUCTION:** up to 90,000 bottles / year

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private wells

**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 MASACCIO

On the hills of **Florence**, in the **Chianti** region, **16.4-hectare wine estate** with **Chianti Rufina DOCG vineyard** and **manorial villa** 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 **villa**, finely restored and divided into apartments, is very suitable both as a private home and as an Agriturismo. 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 BUILDINGS

The **manorial villa** (1,024 sqm – 11,018 sqft, 10 bedrooms and 8 bathrooms) is a large building divided into two sections, a more recent stately one and an older stone one. The building houses the basement **barrique cellar**, a **restaurant** with a professional kitchen, and five apartments (one of which is currently inhabited by the owner):

- **Apt. N°1:** entry, living room, kitchen, dining room, two bedrooms and two bathrooms;
- **Apt. N°2:** entry, living room, kitchen, dining room, three bedrooms and two bathrooms;
- **Apt. N°3:** kitchen with terrace, bedroom and bathroom;
- **Apt. N°4:** living room with kitchenette, two bedrooms and bathroom;
- **Apt. N°5:** living room, kitchen, two bedrooms and bathroom.

The **barn** (200 sqm – 2,152 sqft, 4 bedrooms and 2 bathrooms), located next to the villa, is divided into two apartments, one on each floor:

- **Apt. N°6:** living room, kitchen, two bedrooms and bathroom;
- **Apt. N°7:** living room with kitchenette, two bedrooms and bathroom.

The buildings are surrounded by a **6,800-sqm garden** with parking and paved terraces.

A **shed** (210 sqm – 2,260 sqft) with masonry walls and sheet metal roof allows for sheltering agricultural vehicles and tools for working the vineyards.

The **wine cellar** (360 sqm – 3,874 sqft, 1 bathroom) is a mid-19<sup>th</sup>-century building made of stone and brick as per tradition but entirely renovated in 2000. On the ground floor are the processing room, a warehouse and a bathroom. On the upper floor, are tasting room and offices.

## 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 Ciliegiole and Pinot Blanc.

- **Vineyard surface:** 13.2 hectares (32.6 acres)
- **Varieties:** Sangiovese, Malvasia, Syrah, Pinot Noir, Merlot, Ciliegiole, 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)





























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