

Ref. 2707 – **TENUTA AJONE**

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## 65-HA ESTATE WITH VINEYARDS, AGRITURISMO AND HUNTING RESERVE FOR SALE IN CHIANTI

**Florence – Florence – Tuscany**



<b>Interiors</b> 1,448 sqm	<b>Bedrooms</b> 24	<b>Bathrooms</b> 23	<b>Swimming pool</b> 20 × 10 m
<b>Total land</b> 65.0 ha	<b>Vineyards</b> 3.0 ha	<b>Bottles of wine</b> 3,500 max	<b>Olive grove</b> 800 trees

On the Chianti hills, not far from the famous golf resort of Castelfalfi, 65-ha estate with Agriturismo and vineyard for sale. The accommodation part of the business can count on 17 independent apartments and a restaurant offering typical Tuscan dishes. The agricultural part, on the other hand, includes an IGT vineyard (3.0 ha), an olive grove (3.1 ha) and large expanses of arable land cultivated with wheat and other typical products of the area.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2707 – TENUTA AJONE

**TYPE:** estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,448 square meters (15,581 square feet)

**TOTAL ROOMS:** 44

**BEDROOMS:** 24

**BATHROOMS:** 23

**ANNEXES:** several buildings

**MAIN FEATURES:** stone and brick walls, terracotta flooring, wooden beams, fireplaces, restaurant, wine cellar, swimming pool, tennis court, IGT vineyards, olive grove, lakes for irrigation, hunting reserve

**EXTERIORS:** 65.0 hectares (160.6 acres)

**VINEYARDS:** 3.0 hectares (7.4 acres)

**OLIVE GROVE:** 3.1 hectares (7.7 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 20 x 10 m

**ELECTRICITY:** already connected

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

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 425.19 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

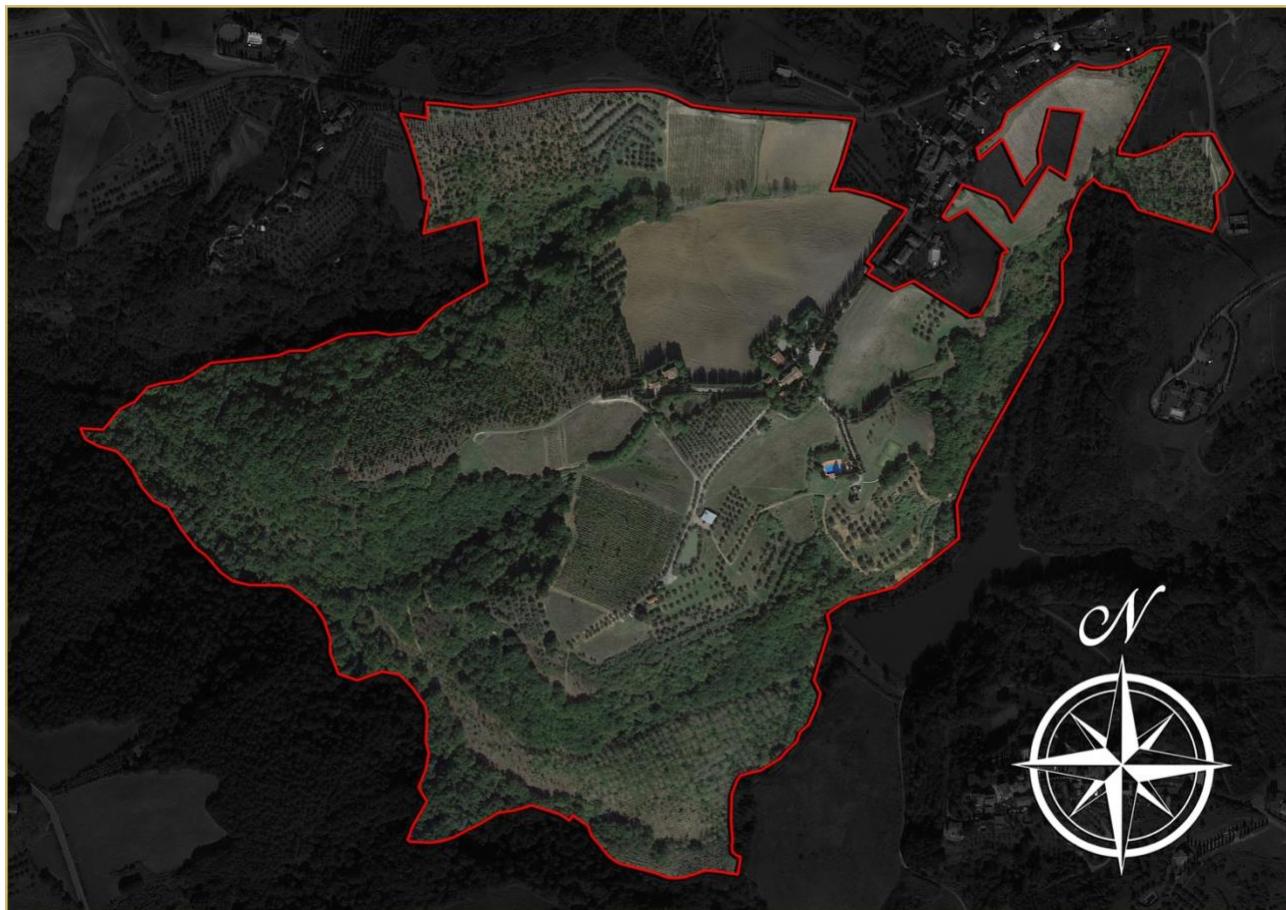
Town with services (9km; 10'), Castelfalfi (10km; 15'), Peccioli (16km; 20'), Pontedera (26km; 25'), San Gimignano (29km; 40'), Volterra (34km; 40'), Pisa (48km; 45'), Lucca (52km; 1h 10'), Monteriggioni (58km; 1h), Castellina in Chianti (65km; 1h 10'), Siena (74km; 1h 10'), Viareggio (75km; 1h 5'), Greve in Chianti (76km; 1h 25'), Florence (79km; 1h), Piombino (95km; 1h 30'), Montalcino (112km; 1h 55'), Pienza (125km; 2h 5')

## CLOSEST AIRPORTS

Pisa G. Galilei (45km; 40'), Firenze A. Vespucci (76km; 1h), Grosseto C. Baccarini (143km; 2h), Bologna G. Marconi (164km; 1h 55'), Perugia San Francesco (188km; 2h 30'), Roma Ciampino (316km; 3h 40'), Roma Fiumicino (330km; 3h 45')

## TENUTA AJONE

On the **Chianti hills**, not far from the famous golf resort of **Castelfalfi**, 65-ha **estate** with **Agriturismo** and **vineyard** for sale. The accommodation part of the business can count on **17 independent apartments** and a **restaurant** offering typical Tuscan dishes. The agricultural part, on the other hand, includes an **IGT vineyard** (3.0 ha), an **olive grove** (3.1 ha) and large expanses of arable land cultivated with wheat and other typical products of the area.



Services are available in the nearby town (9km; 10'), and the property is easily accessible by paved road. The central location in the heart of **Tuscany**, less than an hour from Florence, also makes it easy to visit the most renowned art cities of the region (San Gimignano, Volterra, Pisa, Lucca, Pienza...).

### DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **Michelangelo building** (505 sqm – 5,434 sqft, 11 bedrooms and 10 bathrooms) houses seven guest apartments, all with independent access.

- **Apt. Pietà** (72 sqm): living room with kitchen, bedroom and bathroom;
- **Apt. David** (79 sqm): living room with kitchen, bedroom and bathroom;
- **Apt. Doni** (62 sqm): living room with kitchen, two bedrooms and two bathrooms;
- **Apt. Giudizio** (80 sqm): living room with kitchen, two bedrooms and two bathrooms;
- **Apt. Mosè** (69 sqm): living room with kitchen, two bedrooms and bathroom;
- **Apt. Giulio** (84 sqm): living room with kitchen, two bedrooms and two bathrooms;
- **Apt. Lia** (59 sqm): living room with kitchen, bedroom and bathroom;

On the other hand, the **Raffaello building** (361 sqm – 3,884 sqft, 3 bathrooms) houses the wine cellar with tasting area in the basement, while the upper floor houses the restaurant with

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professional kitchen and an administrative office for the business.

The **Donatello house** (42 sqm – 452 sqft, 1 bedroom and 1 bathroom) is a small detached building, located right next to the restaurant, and consisting of large living room with kitchen, bedroom and bathroom.

The **Perugino building** (102 sqm – 1,097 sqft, 4 bedrooms and 2 bathrooms) is a single-story annex divided into two apartments:

- **Apt. San Sebastiano** (51 sqm): living room with kitchen, two bedrooms and bathroom;
- **Apt. Dafne** (51 sqm): living room with kitchen, two bedrooms and bathroom.

The **Leonardo building** (122 sqm – 1,313 sqft, 2 bedrooms and 2 bathrooms) is also an annex, structured on two floors and divided into two apartments (both on two levels):

- **Apt. Mona Lisa** (61 sqm): living room with open kitchen, bedroom and bathroom;
- **Apt. Ludovico** (61 sqm): living room with open kitchen, bedroom and bathroom.

The Bernini building (205 sqm – 2,206 sqft, 3 bedrooms and 3 bathrooms), on the other hand, houses three guest apartments:

- **Apt. Amaltea** (73 sqm): living room with kitchen and dining area, bedroom and bathroom;
- **Apt. Proserpina** (67 sqm): dining room with kitchen, living room, bedroom and bathroom;
- **Apt. Longinus** (65 sqm): living room, dining room with kitchen, bedroom and bathroom.

Next to Building E is **Casa Cimabue** (60 sqm – 646 sqft, 1 bedroom and 1 bathroom) consisting of living room with kitchenette, bedroom and bathroom.

The **Casa Borromini** (51 sqm – 548 sqft, 2 bedrooms and 1 bathroom) is a single-story building, located a short distance from the main body, and composed of large living room with kitchen, two bedrooms and bathroom.

The buildings are accompanied by **15,000 sqm of parkland**, planted mainly as a garden with tall trees and flowers. A short distance from the main body, in a private location with excellent southeastern exposure, are the **20 x 10 m swimming pool** and **tennis court** for guest use.

## EXTERIOR

The farm covers a total area of about **65.0 hectares (160.6 acres)**. In terms of agricultural production, the estate can count on an **IGT vineyard** (3.0 ha) and an **olive grove** (3.1 ha) with 800 trees in production. Products are processed directly on the farm and yearly production ranges around 3,500 bottles of wine and 960 kg of oil.

The large expanses of **arable land** (38.8 ha), on the other hand, allow the cultivation of wheat and cereals, alfalfa, officinal lavender, beans, artichokes and honey flowers. The orchard, on the other hand, houses 85 fig trees, persimmons, pears, apple trees, apricots, plums, cherries, and several varieties of peaches. Two private lakes allow the fields to be irrigated when needed and are inhabited by fish, ducks, geese, turtles and toads.

The **estate's woods** (20.0 ha), on the other hand, are rich in berries, truffles (black and white) and wild mushrooms, as well as producing firewood.

The estate is partially registered as a **hunting reserve** (approx. 35.0 hectares) where one can hunt boars, deers, fallow deers, hares and pheasants.



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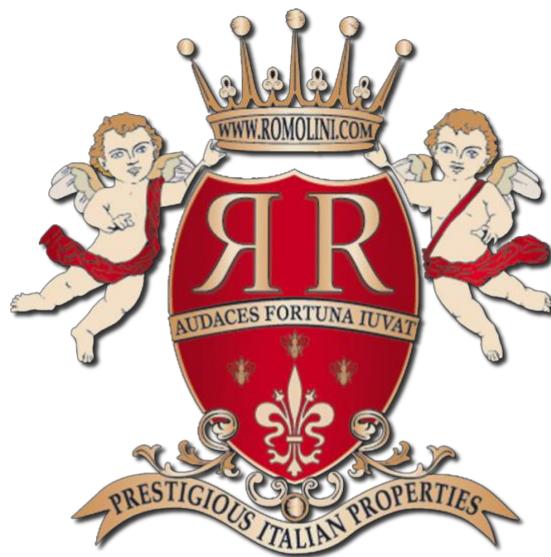
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