

Ref. 2708 – **TENUTA DEL MARGRAVIO**

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## ESTATE WITH HISTORIC VILLA AND VINEYARDS FOR SALE IN CHIANTI, TUSCANY

**San Casciano in Val di Pesa – Florence – Tuscany**



**Interiors**  
807 sqm

**Bedrooms**  
7

**Bathrooms**  
7

**Swimming pool**  
12 x 6 m

**Total land**  
21.2 ha

**Vineyards**  
9.7 ha

**Bottles of wine**  
36,000 max

**Olive grove**  
1.3 ha

In the Chianti hills between San Casciano and Tavernelle in Val di Pesa, 21.2-hectare estate with historic villa and vineyard for sale. The villa is divided into five guest apartments (7 bedrooms) while the outbuildings include the winery and various storerooms. The vineyard (9.7 ha) is registered mostly as Chianti DOCG and allows the production of 36,000 bottles of wine a year.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2708 – TENUTA DEL MARGRAVIO

**TYPE:** wine estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (300 m)

**INTERIORS:** 807 square meters (8,683 square feet)

**TOTAL ROOMS:** 22

**BEDROOMS:** 7

**BATHROOMS:** 7

**ANNEXES:** wine cellar, storages

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, original fireplaces, wine cellar, Chianti DOCG vineyards, olive grove, swimming pool

**EXTERIORS:** 21.2 hectares (52.4 acres)

**VINEYARDS:** 9.7 hectares (23.9 acres)

**WINE PRODUCTION:** 36,000 bottles / year

**OLIVE GROVE:** 1.3 hectares (3.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Servizi più vicini (800m; 2'), Tavarnelle Val di Pesa (3km; 5'), San Casciano in Val di Pesa (8km; 15'), Castellina in Chianti (23km; 30'), San Gimignano (28km; 30'), Firenze (30km; 35'), Monteriggioni (32km; 35'), Bagno a Ripoli (34km; 40'), Casole d'Elsa (39km; 45'), Gaiole in Chianti (42km; 55'), Siena (48km; 50'), Volterra (50km; 1h), Pisa (82km; 1h 10'), Montalcino (85km; 1h 25'), Pienza (98km; 1h 40'), Lucca (101km; 1h 20'), Grosseto (117km; 1h 35'), Cortona (118km; 1h 35')

## CLOSEST AIRPORTS

Firenze A. Vespucci (40km; 35'), Pisa G. Galilei (79km, 1h), Grosseto C. Baccarini (117km; 1h 35'), Bologna G. Marconi (122km; 1h 25'), Perugia San Francesco (162km; 1h 25'), Genova C. Colombo (251km; 2h 55'), Roma Ciampino (302km; 3h 5'), Roma Fiumicino (316km; 3h 10')

## TENUTA DEL MARGRAVIO

In the Chianti hills between **San Casciano** and **Tavarnelle in Val di Pesa**, 21.2-hectare estate with **historic villa** and **vineyard** for sale. The villa is divided into **five guest apartments** (7 bedrooms) while the outbuildings include the winery and various storerooms. The vineyard (9.7 ha) is registered mostly as **Chianti DOCG** and allows the production of 36,000 bottles of wine a year.

The farm is reached by a short dirt road (about 350 m) and is just over 800 m from a convenient supermarket for daily needs. The nearby road also provides quick access to the towns of Tavarnelle (5') and San Casciano (10'), as well as other towns in **Tuscany** that are less than an hour's drive away (San Gimignano, Florence, Monteriggioni, Siena, Volterra, Cortona, Lucca...).

## DESCRIPTION OF THE BUILDINGS

The **main villa** (447 sqm – 4,810 sqft, 7 bedrooms and 7 bathrooms) is an elegant three-story building with turret, recently renovated and divided into five independent guest apartments. On the ground floor and basement (connected by an internal staircase) are the breakfast room with service bathroom and kitchenette, wine cellar/pantry and a store for the sale of farm products.

- **Apt. A:** entry, living room with loggia, dining room with kitchen, bedroom and bathroom;
- **Apt. B:** entrance hall, kitchen with dining area and pantry, two bedrooms and bathroom;
- **Apt. C:** kitchen with dining area and two bedrooms with en-suite bathroom;
- **Apt. D:** dining room with open kitchen, bedroom and bathroom;
- **Apt. E:** dining room with kitchen, bedroom with terrace, turret and bathroom;

The house is surrounded by a well-maintained **5,800-sqm garden** dotted with tall trees and ornamental flowers that add color to the property in the summer months. A short distance from the building is a **12 x 6 m swimming pool** with a terracotta and grass sunbathing area.

Near the villa are then the **wine cellar** (102 sqm – 1,097 sqft) and the **barrique cellar** (106 sqm – 1,140 sqft). The two buildings house rooms for winemaking, grape drying, wine aging, and storage of the finished product as well as a warehouse for packaging.

An **agricultural warehouse** (51 sqm – 549 sqft) and a **shed** (101 sqm – 1,087 sqft) used to shelter vehicles and work equipment complete the property.

## EXTERIOR AND WINE PRODUCTION

The farm stretches in its entirety for about 21.2 hectares on the rolling hills of Chianti. Focus of the farm is definitely wine production:

- **Vineyard surface:** 9.7 hectares
- **Registries:** Chianti DOCG (7.4 ha) + Toscana IGT (2.3 ha)
- **Varieties:** Sangiovese, Canaiolo, Teroldego, Colorino, Foglia Tonda, Sagrantino, Merlot, Malvasia, Traminer, Verdeia
- **Altitude and exposure:** 280 – 320 m asl (south, southwest, north, northwest)
- **Training:** pruned-spur cordon, Guyot
- **Yearly production:** 270 hl (36,000 bottles)

Next, the farm has an **olive grove** (1.3 ha), a small **fruit orchard** (0.1 ha) and large expanses of arable land (8.1 ha) that could be used to further expand the vineyard or start new crops. The remaining area, however, is covered by forest (1.2 ha).

## PRODUCED WINES

- **Chianti DOCG:** Sangiovese (6,000 bottles)
- **Toscana IGT:** Sangiovese, Canaiolo, Colorino (12,000 bottles)
- **Toscana IGT:** Merlot (5,000 bottles)
- **Toscana IGT:** Sangiovese, Canaiolo, Colorino, Sagrantino, Foglia Tonda (7,000 bottles)
- **Toscana IGT:** Foglia Tonda, Sangiovese, Teroldego (6,000 bottles)

## MAP OF THE PROPERTY









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INTERNAZIONALE D'ARTE  
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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
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CHRISTIE'S  
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ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



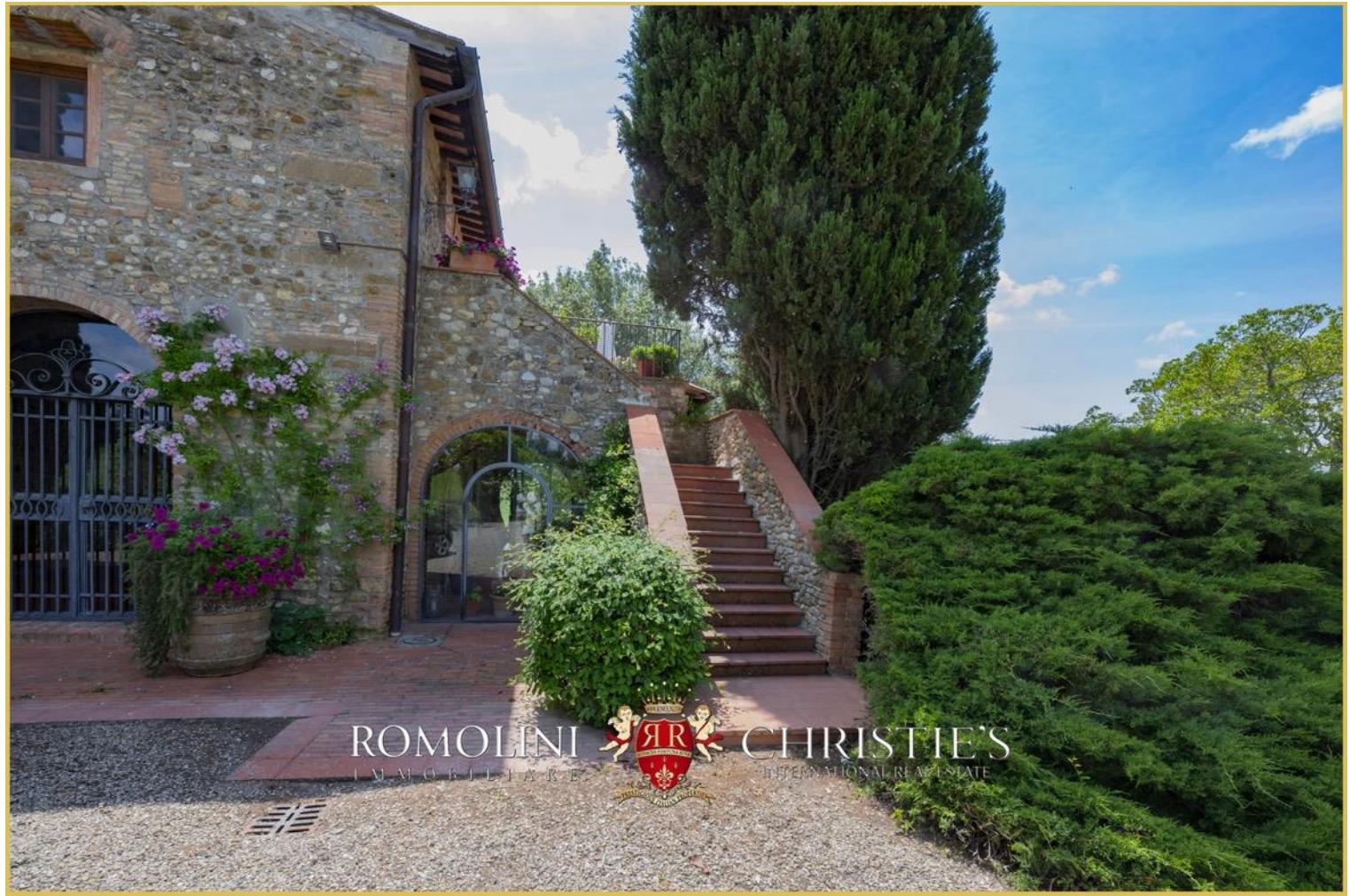
ROMOLINI  
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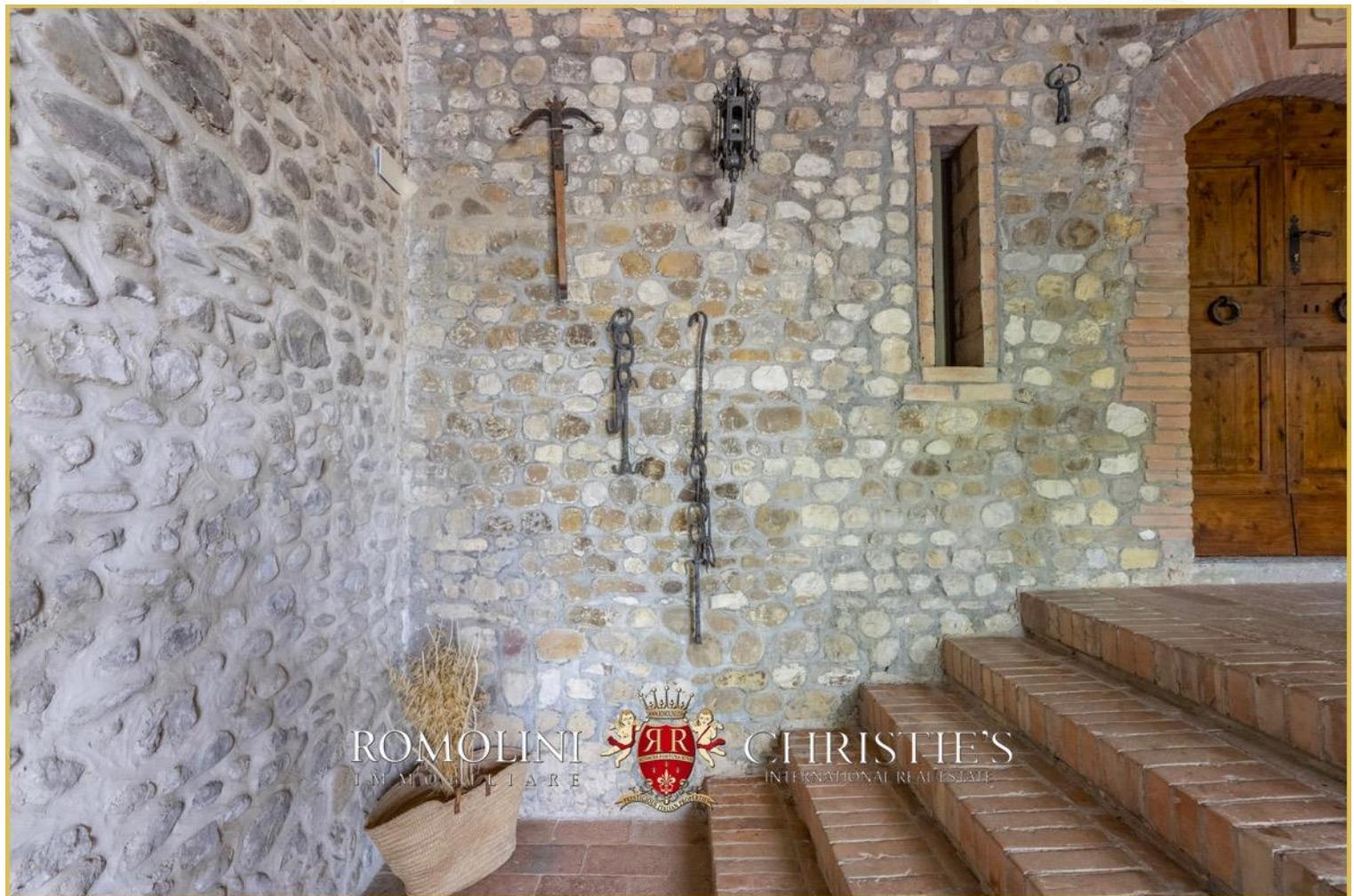
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