

Ref. 2712 – **SAN GIMIGNANO WINERY**

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WINE ESTATE WITH 83 HA OF VINEYARDS FOR SALE IN SAN GIMIGNANO, TUSCANY

San Gimignano – Siena – Tuscany



Interiors
6,640 sqm

Bedrooms
19 (up to 35)

Bathrooms
14 (up to 30)

Total land
318.2 ha

Vineyards
83.4 ha

Bottles of wine
665,000 / year

Olive grove
8.4 ha

Oil
1,800 kg

On the hills of San Gimignano, in the Chianti Colli Senesi area, 318.2 ha wine farm with 83.4 ha vineyard and stately villa for sale. The estate consists of several residential buildings (over 4,400 sqm in total), partly to be renovated, which could be used as an accommodation business (about 35 bedrooms). The wine cellar (nearly 1,700 sqm with a vat capacity of 16,000 hl) allows the production of about 5,000 hl of wine per year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2712 – SAN GIMIGNANO WINERY

TYPE: wine estate

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 6,640 square meters (71,445 square feet)

TOTAL ROOMS: 60+

BEDROOMS: 19 (up to 35)

BATHROOMS: 14 (up to 30)

ANNEXES: several buildings

MAIN FEATURES: stone and brick walls, manorial villa, terracotta flooring, vaulted ceilings, frescoes, wooden beams, brick arches, manorial chapel, Italian garden, DOCG vineyards, olive grove, wine cellar, ruins to be restored

EXTERIOR: 318.2 hectares (786.3 acres)

VINEYARDS: 83.4 hectares (206.1 acres)

WINE PRODUCTION: 5,000 hl / year

OLIVE GROVE: 8.4 hectares (20.7 acres)

OIL PRODUCTION: up to 1,800 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: Artesian well + mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

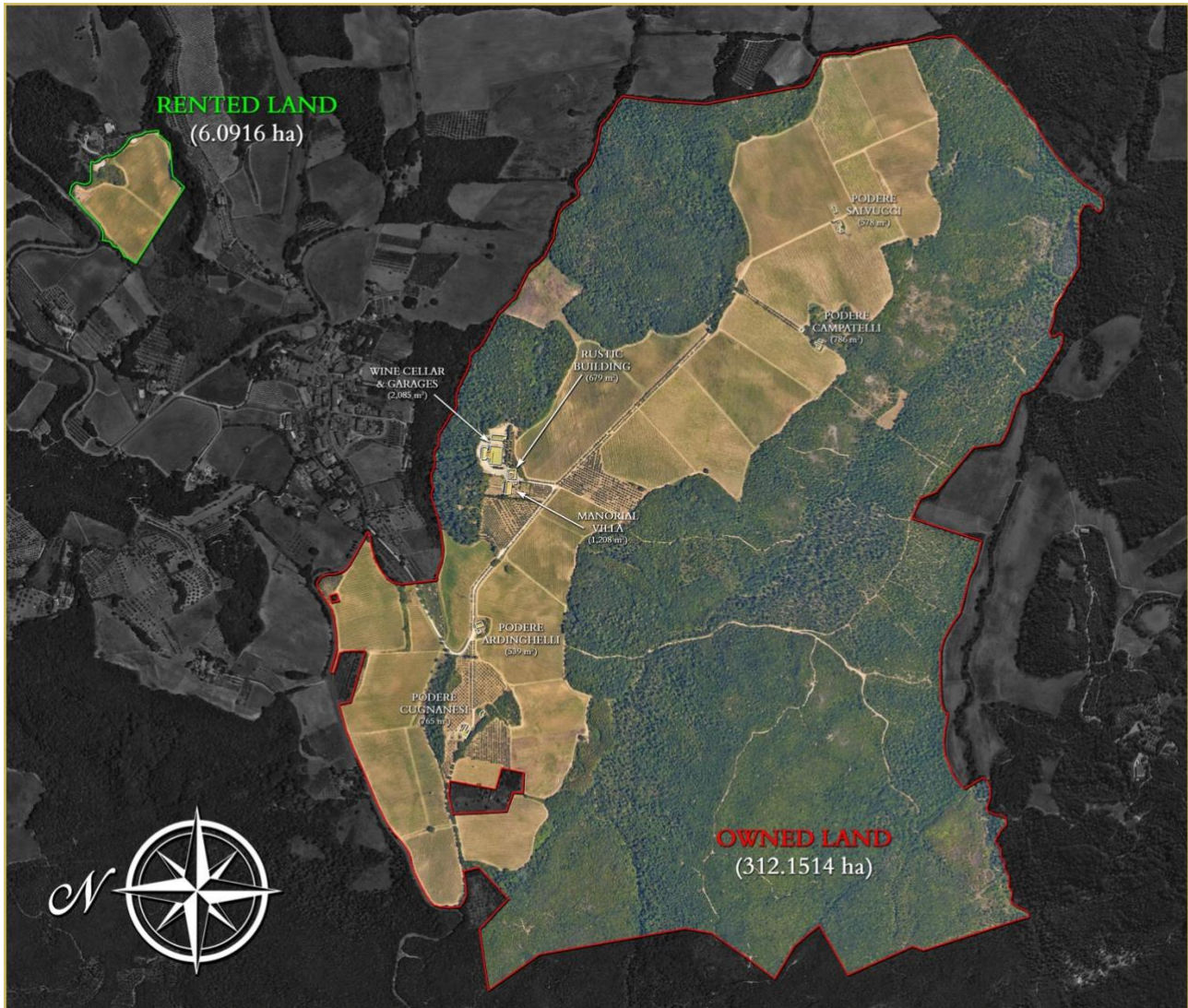
Closest services (1km; 2'), Colle di Val d'Elsa (12km; 15'), Casole d'Elsa (13km; 20'), San Gimignano (15km; 25'), Volterra (22km; 30'), Castellina in Chianti (32km; 40'), Siena (39km; 40'), Rosignano Solvay (66km; 1h 10'), Florence (67km, 1h 15'), Pisa (77km; 1h 20'), Lucca (83km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (73km; 1h), Pisa G. Galilei (74km; 1h 10'), Perugia San Francesco (153km; 1h 50'), Bologna G. Marconi (155km; 1h 55'), Rimini F. Fellini (278km; 3h 5'), Roma Ciampino (281km; 3h), Roma Fiumicino (295km; 3h)

SAN GIMIGNANO WINERY

On the hills of **San Gimignano**, in the **Chianti Colli Senesi** area, **318.2 ha wine farm** with **83.4 ha vineyard** and stately villa for sale. The estate consists of several residential buildings (over 4,400 sqm in total), partly to be renovated, which could be used as an **accommodation business** (about 35 bedrooms). The **wine cellar** (nearly 1,700 sqm with a vat capacity of 16,000 hl) allows the production of about 5,000 hl of wine per year.



The estate is very conveniently located, less than a kilometer from a town with all basic services and less than twenty minutes' drive from the medieval villages of **Colle Val d'Elsa**, **San Gimignano** and **Volterra**. The central location in the heart of **Tuscany**, an important factor if one were interested in starting a tourist accommodation activity, also allows one to visit the region's art cities in little more than an hour (Siena, Florence, Pisa, Lucca...).

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (1,208 sqm – 12,998 sqft, 13 bedrooms and 8 bathrooms) is a large mansion structured on three floors. The building needs restoration and modernization to be enjoyed to its full potential.

- **Ground floor:** hallway, living room, kitchen, laundry room, storage, aristocratic chapel;
- **First floor:** reception hall, five bedrooms and two bathrooms;

- **Second floor:** large relaxation room and five bedrooms with en-suite bathrooms.

With independent access, there is then a rustic apartment on three floors, built in the east wing of the villa and consisting of entrance hall, living room with kitchen, three bedrooms and bathroom.

Not far from the villa, a large **rustic farmhouse** (576 sqm – 6,198 sqft, 6 bedrooms and 6 bathrooms) on two floors houses the offices of the business, the sales point for the company's products, warehouses, staff bathroom and two apartments (currently inhabited by the company's employees).

- **Apt. A:** living room with loggia, kitchen, laundry, three bedrooms and three bathrooms;
- **Apt. B:** entrance hall, living room with kitchen, laundry room, three bedrooms and two bathrooms.

Also near the villa, next to the park, is an **agricultural outbuilding** (103 sqm – 1,108 sqft) that is used partly as a canteen for the staff and partly as a shelter for tools and farm equipment.

The **wine cellar** (1,698 sqm – 18,270 sqft) is a large reinforced concrete building, close to the villa, and divided into two separate areas. The first houses the production and aging rooms, while the second is for bottling, labeling and storage of the finished product.

In front of the winery, partially underground, a **large garage** (387 sqm – 4,164 sq) was then built in which company vehicles and larger equipment are sheltered.

Four rural farms to be renovated, all in precarious condition, complete the property:

- **Podere Ardinghelli** (539 sqm – 5,800 sqft): farmhouse and farm shed;
- **Podere Cuganesi** (765 sqm – 8,231 sqft): farmhouse, two sheds, pigsty and small barn;
- **Podere Campatelli** (786 sqm – 8,457 sqft): farmhouse, barn and pigsty;
- **Podere Salvucci** (578 sqm – 6,219 sqft): farmhouse and barn.

EXTERIOR AND WINE PRODUCTION

The farm stretches in its entirety for about **312.1 hectares (771.2 acres)** in a hilly position. To these are added about **6.1 hectares (15.1 acres)** of land (entirely within the municipality of San Gimignano) that are currently leased and on which the farm has planted, at its own expenses, the Vernaccia di San Gimignano and Vermentino Toscana vineyards.

The winemaking activity forms the backbone of the winery:

- **Vineyard surface:** 79.3 hectares (owned) + 4.1 hectares (rented)
- **Varieties:** Sangiovese (54%), Vermentino (10%), Sauvignon Blanc (9%), Gamay (8%), Malvasia Nera (7%), Chardonnay (4%), Refosco (3%), Vernaccia (3%), Merlot (3%)
- **Registries:** Chianti DOCG (51.1006 ha) + Vernaccia di San Gimignano (1.9591 ha) + Toscana IGT (20.6681 ha)
- **Years of planting:** 1982 – 2024
- **Soil composition:** clayish
- **Average yearly production:** about 5,000 hl (about 665,000 bottles)

At present, the winery produces the following wines:

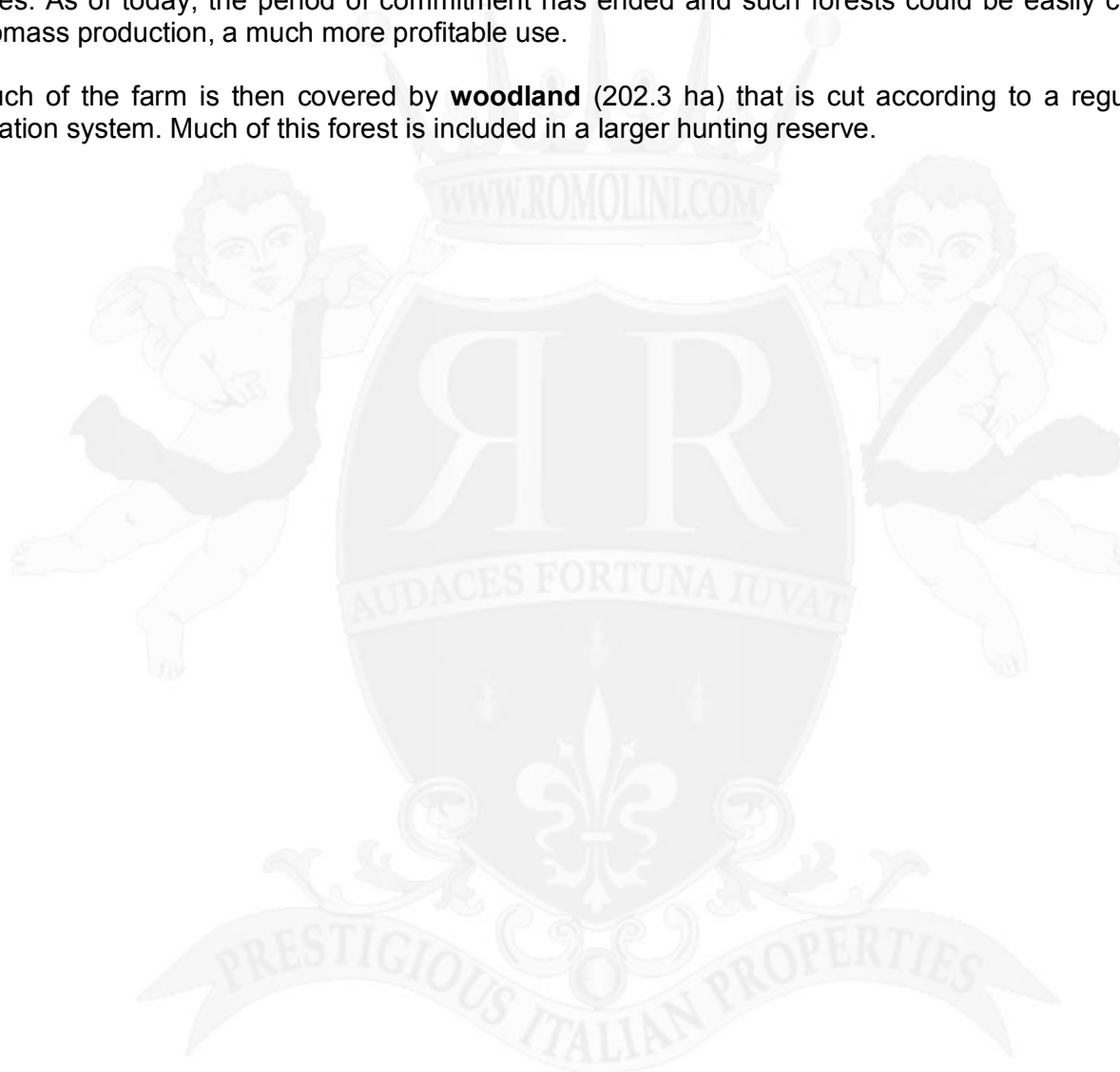
- **Chianti DOCG:** Sangiovese 90%, Cabernet Sauvignon 10%
- **Chianti DOCG:** Sangiovese 90%, Cabernet Sauvignon 5%, Merlot 5%
- **Vernaccia di San Gimignano DOCG:** Vernaccia 100%
- **Toscana Rosso IGT:** Sangiovese 100%
- **Toscana Rosso IGT:** Cabernet Sauvignon 50%, Sangiovese 50%
- **Toscana Rosso IGT:** Sangiovese 60%, Cabernet Sauvignon 40%
- **Toscana Bianco IGT:** Chardonnay 100%
- **Toscana Bianco IGT:** Sauvignon Blanc 100%

- **Toscana Bianco IGT:** Vermentino 100%
- **Toscana Rosato IGT:** Sangiovese 100%

The **olive groves** (8.4 ha) are distributed mainly in specialized plantings and rows along the roads. The trees are all in full production and have recently undergone maintenance and pruning. The olives are processed in external mills and the oil obtained (generally between 1,300 and 1,800 kg per year) marketed in bottles.

The plantings of **timber arboriculture** (6.3 ha) date back to the late 1990s following those guidelines of the time that envisioned the establishment of plantings aimed at the production of valuable timber that also allowed the exploitation of those lands not suitable for vineyards and olive trees. As of today, the period of commitment has ended and such forests could be easily cut for biomass production, a much more profitable use.

Much of the farm is then covered by **woodland** (202.3 ha) that is cut according to a regulated rotation system. Much of this forest is included in a larger hunting reserve.



















































































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