

Ref. 2734 – VAL DI GREVE WINERY

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BOUTIQUE WINERY WITH 3,5 HA OF VINEYARDS FOR SALE IN CHIANTI CLASSICO, TUSCANY

Greve in Chianti – Florence – Tuscany



Interiors
757 sqm

Bedrooms
5

Bathrooms
3

Total land
9,8 ha

Vineyards
3.5 ha

Bottles of wine
20,500 max

Olive grove
300 trees

Just outside the medieval town of Greve in Chianti, in a very convenient location between Florence and Siena, small winery for sale. The heart of the estate is a beautiful stone farmhouse (711 sqm), which has been completely renovated and houses the cellar on the ground floor and a large private residence on the upper floor. The Chianti Classico vineyard (3.5 ha) produces approximately 20,000 bottles of wine per year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2734 – VAL DI GREVE WINERY

TYPE: boutique winery

CONDITIONS: restored

LOCATION: hilly, very convenient

ACCESS: excellent, paved road

INTERIORS: 757 square meters (8,145 square feet)

TOTAL ROOMS: 19

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: storage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, panoramic turret, wine cellar, carport, DOCG vineyards, olive trees, organic methods

EXTERIOR: 9.8 hectares (24.2 acres)

VINEYARDS: 3.5 hectares (8.6 acres)

WINE PRODUCTION: 20,500 bottles / year

OLIVE GROVE: 300 trees

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 233.45 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Greve in Chianti (2km; 5'), Strada in Chianti (9km; 15'), Panzano in Chianti (10km; 15'), Florence (30km; 50'), Gaiole in Chianti (31km; 40'), Colle di Val d'Elsa (41km; 40'), San Gimignano (46km; 55'), Monteriggioni (49km; 50'), Siena (65km; 1h), Arezzo (75km; 1h 10'), Pisa (93km; 1h 30'), Lucca (103km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (43km; 40'), Pisa G. Galilei (90km; 1h 20'), Bologna G. Marconi (125km; 1h 25'), Perugia San Francesco (158km; 2h), Ancona R. Sanzio (261km; 3h), Roma Ciampino (285km; 3h 10'), Roma Fiumicino (299km; 3h 10')

VAL DI GREVE WINERY

Just outside the medieval town of **Greve in Chianti**, in a very convenient location between **Florence** and **Siena**, **small winery** for sale. The heart of the estate is a beautiful **stone farmhouse** (711 sqm), which has been completely renovated and houses the cellar on the ground floor and a large private residence on the upper floor. The **Chianti Classico vineyard** (3.5 ha) produces approximately **20,000 bottles of wine** per year.



The property is easily accessible via the communal road and is less than five minutes' drive from Greve in Chianti, where basic services are available. The city of Florence is however less than an hour away and other **Tuscan cities** of art can be reached in less than an hour and a half (Colle di Val d'Elsa, San Gimignano, Siena, Arezzo, Lucca...).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (711 sqm – 7,650 sqft, 5 bedrooms and 2 bathrooms) is a rustic building renovated in classical style and structured on two levels plus a turret. On the ground floor is the **wine cellar** (335 sqm): the two production rooms are located at the right-hand side of the building, together with the labelling room. From the porch one has access to the barrique cellar and storage rooms.

Also from the porch, a short staircase leads to the entrance of the **house** (376 sqm), where a staircase then leads to the upper floor. The central hallway leads to a living room with fireplace and four bedrooms, as well as two bathrooms. From the living room, passing through the laundry, one arrives at a large living room with an open kitchen and from here to the panoramic veranda. Returning to the initial hallway, a wooden staircase leads up to the turret where a small panoramic bedroom has been created.

A **small storeroom** (46 sqm – 495 sqft, 1 bathroom), located next to the farmhouse, provides shelter for tools and instruments for vineyard maintenance.

EXTERIOR AND WINE PRODUCTION

The estate covers a total of **9.8 hectares (24.2 acres)** on the Chianti Classico hills and is managed entirely with certified organic methods that strictly prohibit the use of chemical fertilizers and pesticides in cultivation.

The backbone of the business is the vineyard, composed of Italian and international varieties that allow the creation of interesting and distinct blends.

- **Vineyard surface:** 3.5 hectares (8.6 acres)
- **Varieties:** Sangiovese, Cabernet Sauvignon, Canaiolo, Ciliegiolo, Foglia Tonda, Malvasia Nera, Canina Nera, Trebbiano
- **Planting years:** 1932, 1990, 2003, 2006, 2019, 2022, 2025
- **Soil composition:** sandstone, clayish
- **Yearly production:** 20,500 bottles

The company produces the following wines

- **Chianti Classico DOCG:** Sangiovese 95%, Canaiolo 5% (€ 22.50)
- **Chianti Classico DOCG Riserva:** Sangiovese 100% (€ 29.50)
- **Alta Valle della Greve IGT:** Sangiovese 50%, Cabernet Sauvignon 50% (€ 32.50)
- **SuperTuscan IGT:** Cabernet Sauvignon 100% (€ 42.50)
- **SuperTuscan IGT:** Sangiovese 90%, Canaiolo 5%, Ciliegiolo 5% (€ 75.00)

The farm also has an **olive grove with 300 trees**, located in the upper part of the farm above the vineyards, which produces an excellent extra virgin olive oil with Correggiolo, Frantoio and Moraiolo cultivars.



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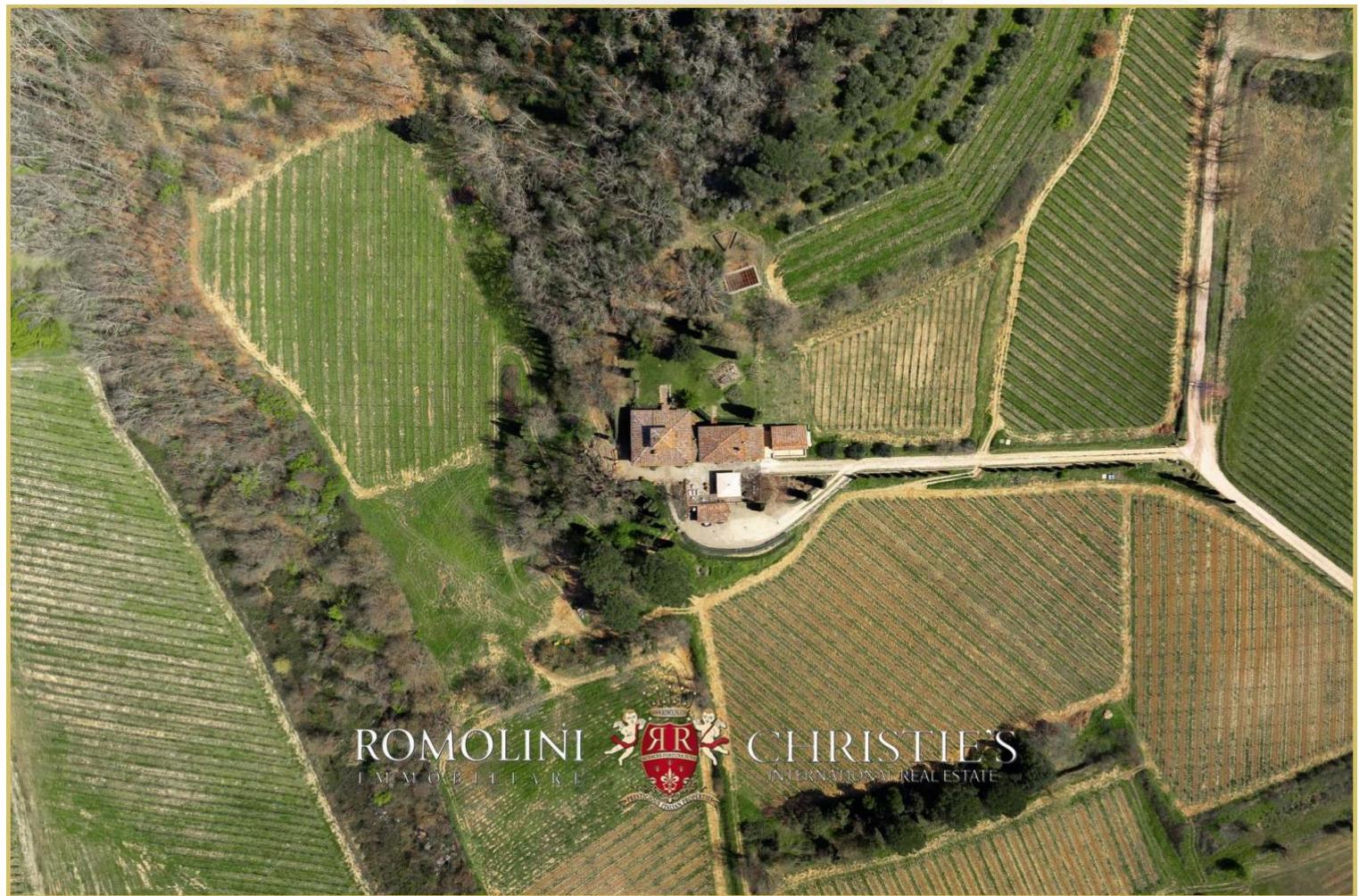
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