

Ref. 2738 – TERRENO IMPRUNETA

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AGRICULTURAL LAND OF 54.3 HA FOR SALE IN IMPRUNETA, 20' FROM FLORENCE, TUSCANY

Impruneta – Florence – Tuscany



Arable land
27.4 ha

Grazing land
14.7 ha

Olive grove
10.4 ha

Woodland
1.8 ha

On the hills between **Florence** and **Greve in Chianti**, in the municipality of **Impruneta**, **farming land of 54.3 hectares** for sale. Currently, the cultivation address of the property is mainly arable/grazing in the flat part near the **Ema river** (about 42 ha): the soil is mainly clayish (especially in the hills) with rare and/or absent rocky outcrops as they were removed during cultivation.

On the other hand, from mid-hill to uphill, there are **olive groves** (about 10 ha of land with olive trees already present or that could be easily planted) and **woods** (1.8 ha) composed mainly of cypresses, maritime pines, stone pines, downy oaks, holm oaks and oaks.

There is also a **private pond** (collecting rainwaters) on the property, duly authorized and very useful for proceeding to irrigate crops.

The design for the new **Strada Chiantigiana** (as defined by the executive project by the Metropolitan City of Florence) envisions the route of the road going to divide the land into two blocks, facilitating access to both sides and allowing faster transit to nearby towns and the city of Florence. What's more, the land is just a few hundred meters away from the famous **Golf Club**.



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