

Ref. 2739 – TENUTA BELSOGNO

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189-HA ESTATE WITH CHIANTI VINEYARDS AND AGRITURISMO FOR SALE IN TUSCANY

Montespertoli – Florence – Tuscany**Interiors**
3,384 m²**Bedrooms**
25+**Bathrooms**
20+**Total land**
129.2 ha**Vineyards**
28.0 ha**Bottles of wine**
200,000 max**Olive grove**
26.2 ha**Oil**
8,000 kg

On the hills of Tuscany between Empoli and Florence, in a very panoramic position, wine estate with 28 ha of vineyards for sale. The property consists of restored historic buildings with a total of 20 rooms that are currently used for accommodation, as well as a modern winery and a farmhouse under renovation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2739 – TENUTA BELSOGNO

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 3,384 square meters (36,411 square feet)

TOTAL ROOMS: 45

BEDROOMS: 25+

BATHROOMS: 20+

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone and brick walls, wooden beams, vaulted ceilings, terracotta and parquet flooring, stone fireplaces, wine cellar, Chianti Colli Fiorentini DOCG vineyards, olive grove, private pond

EXTERIOR: 129.2 hectares (319.3 acres)

VINEYARDS: 28.0 hectares (69.2 acres)

WINE PRODUCTION: up to 200,000 bottles / year

OLIVE GROVE: 26.2 hectares (64.7 acres)

OIL PRODUCTION: up to 8,000 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well + pond

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Empoli (5km; 10'), Montespertoli (9km; 20'), Castelfiorentino (21km; 30'), San Casciano in Val di Pesa (24km; 30'), Florence (26km; 25'), San Gimignano (40km; 1h), Greve in Chianti (42km; 55'), Castellina in Chianti (52km; 1h), Volterra (60km; 1h 10'), Pisa (61km; 55'), Lucca (61km; 1h), Monteriggioni (66km; 1h 5'), Siena (82km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (31km; 30'), Pisa G. Galilei (58km; 45'), Bologna G. Marconi (119km; 1h 30'), Perugia San Francesco (195km; 2h 25'), Roma Ciampino (324km; 3h 40'), Roma Fiumicino (337km; 3h 40')

TENUTA BELSOGNO

On the hills of **Tuscany** between **Empoli** and **Florence**, in a very panoramic position, **wine estate** with 28 ha of vineyards for sale. The property consists of restored **historic buildings** with a total of 20 rooms that are currently used for **accommodation**, as well as a modern **winery** and a farm-house under renovation.



The estate is easily accessible by paved road and is just minutes from a small town where basic services are available (2 km). The town of Empoli, where shopping centers, banks and other services can be found, can be reached in less than ten minutes by car, and from here one can then reach Florence in just over twenty minutes.

DESCRIPTION OF THE BUILDINGS

The **main villa** (500 m² – 5,380 ft², 5 bedrooms and 6 bathrooms) is an imposing building dating back to the 16th century, in typical late Renaissance style, and features large ornate reception halls and refined rooms, as well as five bedrooms and six bathrooms.

Not far from the villa is an **outbuilding** (226 m² – 2,431 ft², 7 bedrooms and 5 bathrooms) that has been divided into three independent guest units:

- **Apt. A** (44 m²): living room with kitchen, two bedrooms and bathroom;
- **Apt. B** (114 m²): living room with kitchen, three bedrooms and two bathrooms;
- **Apt. C** (68 m²): living room, storage room, two bedrooms and two bathrooms.

The **farmer's house** (320 m² – 3,443 ft², 10 bedrooms and 7 bathrooms), on the other hand, is a rustic, typically Tuscan-style building divided into four guest apartments:

- **Apt. D** (57 m²): living room, two bedrooms and bathroom;
- **Apt. E** (102 m²): living room, three bedrooms and two bathrooms;

- **Apt. F** (69 m²): living room, two bedrooms and two bathrooms;
- **Apt. G** (92 m²): living room, three bedrooms and two bathrooms.

The **old barn** (158 m² – 1,700 ft², 3 bedrooms and 2 bathrooms), on two floors, has also been converted into a charming guest cottage consisting of living room with kitchen, three bedrooms and two bathrooms.

The **winemaking cellar with agricultural outbuildings** (1,400 m² – 15,064 ft²) has rooms for processing grapes, winemaking and aging wines, as well as warehouses for storing products.

Completing the property is a **rustic farmhouse** (780 m² – 8,393 ft²) currently under renovation that could provide ample space for the expansion of the accommodation business.

EXTERIOR AND AGRICULTURAL PRODUCTIONS

The estate covers a total area of **129.2 hectares (319.3 acres)** located in a hilly position in the hills between Empoli and Florence. The estate's main crop is **vineyards** (28.0 ha) with a production potential of about 1,500 hl of wine per year. The vineyards are currently leased to third parties.

- **Vineyards surface:** 28.0 hectares
- **Appellations:** Chianti Colli Fiorentini DOCG + Toscana IGT
- **Varieties:** Sangiovese, Merlot, Canaiolo, Ciliegiolo, Cabernet Sauvignon, Colorino, Trebbiano
- **Altitude:** 150 – 250 m asl
- **Training:** spurred cordon (5,270 vines/ha)

Next we find a large **olive grove** (26.2 ha), which allows the production of up to **8,000 kg of excellent extra virgin olive oil** each year (depending on the season).

The rest of the farm is covered by **arable land and pastures** (about 45.1 ha that could be partly converted to vineyards to further increase the farm's production potential) and **woods** (29.1 ha). A **private pond** ensures water for irrigation.



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