

Ref. 2748 – MACCHIAIOLI ESTATE

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## LUXURY VILLA WITH CHIANTI VINEYARDS AND OLIVE GROVE FOR SALE IN FLORENCE, TUSCANY

Florence – Florence – Tuscany



**Interiors**  
2,727 sqm

**Bedrooms**  
27

**Bathrooms**  
14

**Swimming pool**  
10 x 5 m

**Total land**  
44.7 ha

**Vineyards**  
5.0 ha

**Bottles of wine**  
53,000 max

**Olive grove**  
3,800 trees

**Oil**  
3,500 kg

In a panoramic hillside position overlooking the hills of Florence, in the Chianti Colli Fiorentini area, 44.7-ha estate with manorial villa, vineyard and olive grove for sale. Buildings on the property (over 2,700 sqm) include, in addition to the manor house, the wine cellar, six guest apartments and various warehouses. Agricultural production focuses on wine (about 135 hl per year) and olive oil (3,500 kg/year).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2748 – MACCHIAIOLI ESTATE

**TYPE:** wine estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 2,727 square meters (29,341 square feet)

**TOTAL ROOMS:** 40

**BEDROOMS:** 27

**BATHROOMS:** 14

**ANNEXES:** several residential and agricultural buildings

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, vaulted ceilings, reception halls, wine cellar, Agrituismo, Chianti Colli Fiorentini DOCG vineyards, olive grove, swimming pool, garden

**EXTERIOR:** 44.7 hectares (110.4 acres)

**VINEYARDS:** 5.0 hectares (12.3 acres)

**WINE PRODUCTION:** up to 400 hl / year

**OLIVE GROVE:** 3,800 trees

**OIL PRODUCTION:** 3,500 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 × 5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private wells

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 388.67 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Scandicci (5km; 10'), San Casciano in Val di Pesa (15km; 20'), Florence (16km; 25'), Bagno a Ripoli (19km; 25'), Greve in Chianti (32km; 45'), Figline Valdarno (41km; 40'), San Gimignano (56km; 1h 5'), Monteriggioni (57km; 55'), Siena (74km; 1h 10'), Volterra (77km; 1h 25'), Lucca (81km; 1h 10'), Arezzo (83km; 1h 10'), Montalcino (111km; 1h 50'), Montepulciano (115km; 1h 30'), Pienza (122km; 1h 35')

## CLOSEST AIRPORTS

Firenze A. Vespucci (12km; 20'), Pisa G. Galilei (80km; 1h), Bologna G. Marconi (104km; 1h 15'), Grosseto C. Baccarini (143km; 2h 5'), Perugia San Francesco (166km; 2h), Roma Ciampino (293km; 3h), Roma Fiumicino (307km; 3h 10')

## MACCHIAIOLI ESTATE

In a panoramic hillside position overlooking the hills of **Florence**, in the **Chianti Colli Fiorentini** area, **44.7-ha estate** with **manorial villa**, **vineyard** and **olive grove** for sale. Buildings on the property (over 2,700 sqm) include, in addition to the manor house, the **wine cellar**, six guest apartments and various warehouses. Agricultural production focuses on **wine** (about 135 hl per year) and **olive oil** (3,500 kg/year).



The property is easily reached by paved road, and basic services are available in the nearby town of **Scandicci**. The **historic center of Florence** and its suburbs, with all additional services and the hospital, are less than half an hour's drive away.

## DESCRIPTION OF THE BUILDINGS

The **manor house** is a large 16<sup>th</sup>-century stately building, in good structural and maintenance condition, with large reception halls, rooms, and decorated rooms. The villa can be divided into three sections, each with its own purpose.

The **wine cellar** (512 sqm – 5,509 sqft) is accessible from the central portion of the complex and runs mostly underground, below the villa proper, where the various rooms for grape processing and fermentation are articulated.

The **stately dwelling** (867 sqm – 9,329 sqft, 14 bedrooms and 7 bathrooms) has two main floors with a mezzanine and two turrets and features large lounges on the ground floor with a kitchen and private office, fourteen bedrooms and seven bathrooms. The distribution of space, with various staircases and hallways, would also allow this section to be easily divided into several apartments.

The **apartment house** (342 sqm – 3,680 sqft, 6 bedrooms and 3 bathrooms) is located on the southwestern side of the building and is divided into three independent apartments for rent.

- **Apt. A** (157 sqm): living room with kitchen, three bedrooms and bathroom;

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- **Apt. B** (112 sqm): living room, kitchen with pantry, two bedrooms and bathroom;
- **Apt. C** (73 sqm): living room, kitchen, bedroom and bathroom.

Owned by illustrious Florentine families over the centuries, the villa has seen prominent figures pass through, and among them was the **Macchiaioli** painter **Giovanni Fattori**, who stayed there on several occasions between 1882 and 1895, painting the villa in one of his canvases.

The **guesthouse** (449 sqm – 4,831 sqft, 7 bedrooms and 4 bathrooms) is divided into three independent apartments:

- **Apt. D** (193 sqm): entry, living room with cellar, kitchen, three bedrooms and two bathrooms;
- **Apt. E** (152 sqm): living room, kitchen, two bedrooms and bathroom;
- **Apt. F** (104 sqm): living room with open kitchen, two bedrooms and bathroom.

The property is completed by the barrique cellar with **warehouse** (341 sqm – 3,669 sqft), the old **lemon house** (31 sqm – 333 sqft), a **barn** (62 sqm – 667 sqft) and **two agricultural warehouses** (123 sqm – 1,323 sqft).

The buildings are surrounded by a well-kept **garden of 5,300 sqm** that also houses, just behind the manor house, the **10 x 5 m swimming pool** with grass solarium.

## EXTERIOR AND AGRICULTURAL PRODUCTION

The agricultural part of the estate stretches for about **44.2 hectares (109.2 acres)** on the hills of Florence, gently sloping and with excellent exposure to the sun. The farm is managed with fully **certified organic methods** (as of June 2024), and the presence of three wells and a rainwater collection cistern make it possible to irrigate crops when needed.

The **olive grove** (22.9 ha) constitutes the first and most significant farm production. With as many as **3,800 trees** of Frantoio, Leccino, Pendolino and Moraio varieties, production is around 3,500 kg of oil a year, which could also take on the **Toscana IGP Colline di Firenze** designation.

Next comes the **vineyard** (5.0 ha), most of which is registered as **Chianti Colli Fiorentini DOCG** (3.9 ha), the remainder as **Toscana IGT**.

- **Vineyards surface:** 5.0 hectares (12.3 acres)
- **Varieties:** Sangiovese (77%), Merlot (9%), Trebbiano (5%), Canaiolo (4%), Colorino (3%), Malvasia (1%), Verdea (1%)
- **Altitude and exposure:** 260 m asl (southeast, northwest)
- **Breeding:** Guyot (3,700 – 5,000 vines / ha)
- **Years of planting:** 1973 – 2005
- **Soil composition:** clay, limestone with presence of sand and sandstone
- **Production potential:** up to 400 hl ( $\approx$  53,000 bottles)

The winery currently produces the following wines, totaling about **18,000 bottles per year**.

- **Chianti Colli Fiorentini:** 100% Sangiovese
- **Toscana Rosso IGT:** Merlot 100%
- **Toscana Bianco IGT:** Trebbiano, Chardonnay
- **Toscana Bianco IGT:** Trebbiano, San Colombano
- **Toscana Rosato IGT:** Colorino, Sangiovese
- **Chianti Vinsanto DOC:** Trebbiano, Malvasia, San Colombano

The rest of the farm is covered with **arable land** (11.1 ha) used for the cultivation of melliferous plants and **woods** (5.1 ha).



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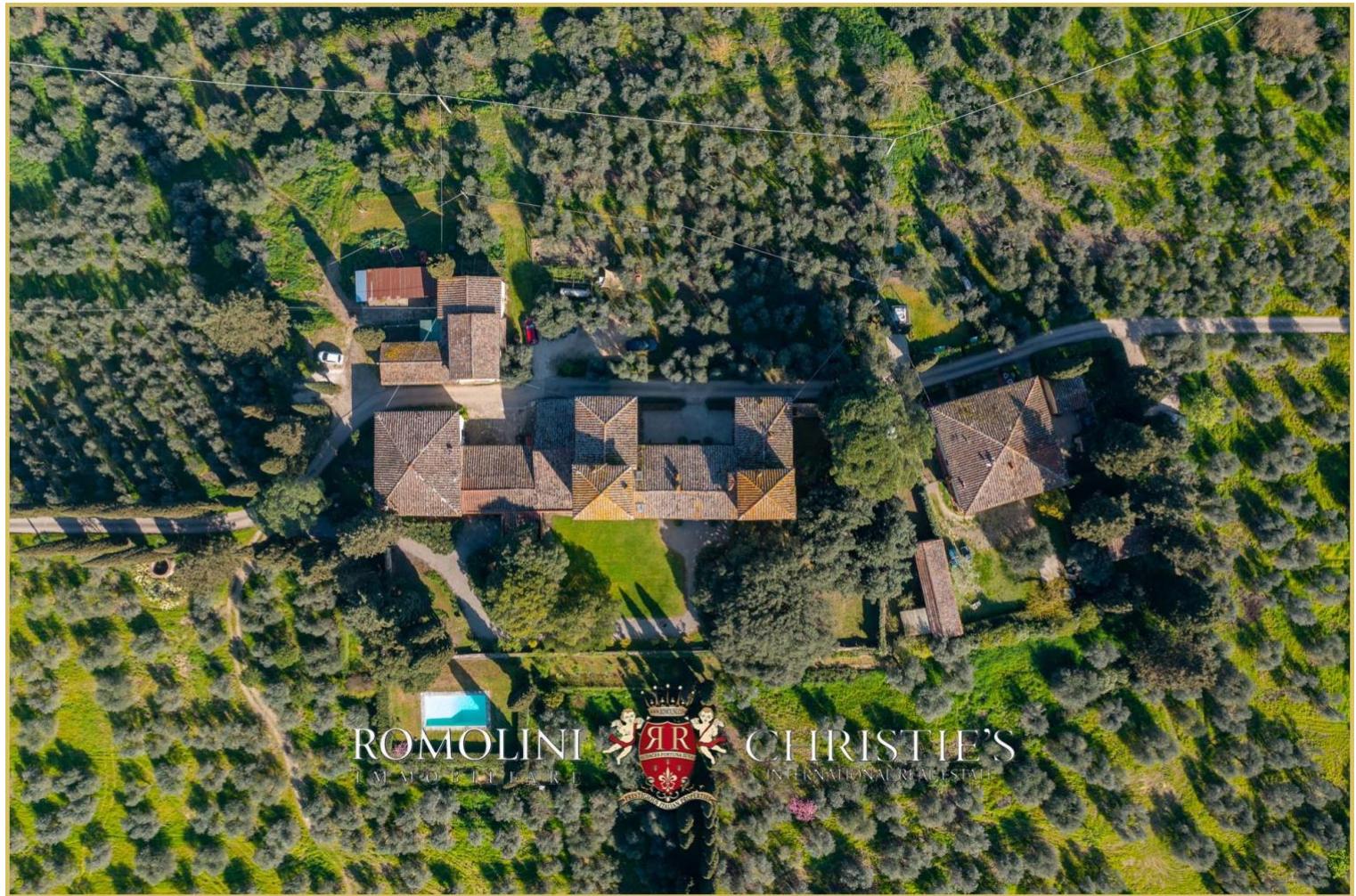


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