

Ref. 2784 – **WINE ESTATE VINCI**

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## 36.2-HA WINE ESTATE FOR SALE IN VINCI, LESS THAN ONE HOUR FROM FLORENCE, TUSCANY

**Vinci – Florence – Tuscany**



**Interiors**  
3,648 sqm

**Bedrooms**  
30+

**Bathrooms**  
23+

**Swimming pool**  
15 × 7.5 m

**Total land**  
36.2 ha

**Vineyards**  
15.0 ha

**Bottles of wine**  
260,000 max

**Olive grove**  
7.7 ha

On the hills of Vinci, not far from Florence and Empoli, 36.2-hectare estate with historic villa, wine cellar and vineyards for sale. The property boasts several buildings (totaling more than 3,600 sqm, partly to be restored) that could be easily adapted to an accommodation business thanks to the presence of several independent apartments. The agricultural land includes an IGT vineyard (15.0 ha) and a large olive grove (7.7 ha).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2784 – WINE ESTATE VINCI

**TYPE:** wine estate

**CONDITIONS:** habitable

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 3,648 square meters (39,253 square feet)

**TOTAL ROOMS:** 40+

**BEDROOMS:** 30+

**BATHROOMS:** 23+

**ANNEXES:** several residential and rural buildings

**MAIN FEATURES:** stone and brick walls, wooden beams, vaulted ceilings, terracotta floors, panoramic terrace, wine cellar, outbuildings to be restored, garden, swimming pool, tennis court, vineyards, olive grove, tree-lined driveway

**EXTERIOR:** 36.2 hectares (89.4 acres)

**VINEYARDS:** 15.0 hectares (37.0 acres)

**OLIVE GROVE:** 7.7 hectares (19.0 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 15 × 7.5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 221.04 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Empoli (6km; 15'), Montelupo Fiorentino (6km; 10'), Vinci (12km; 20'), San Miniato (15km; 25'), Montespertoli (20km; 30'), Florence (32km; 50'), Pontedera (34km; 35'), San Gimignano (45km; 1h), Castellina in Chianti (51km; 1h), Colle di Val d'Elsa (57km; 1h), Volterra (58km; 1h 10'), Pisa (59km; 1h), Siena (81km; 1h 15')

## CLOSEST AIRPORTS

Firenze A. Vespucci (32km; 35'), Pisa G. Galilei (56km; 50'), Bologna G. Marconi (119km; 1h 35'), Perugia San Francesco (190km; 2h 20'), Roma Ciampino (318km; 3h 35'), Roma Fiumicino (332km; 3h 30')



## WINE ESTATE VINCI

On the hills of **Vinci**, not far from **Florence** and **Empoli**, 36.2-hectare **estate** with **historic villa**, wine cellar and **vineyards** for sale. The property boasts several buildings (totaling more than 3,600 sqm, partly to be restored) that could be easily adapted to an accommodation business thanks to the presence of several **independent apartments**. The agricultural land includes an **IGT vineyard** (15.0 ha) and a large olive grove (7.7 ha).

Basic services are available in the nearby village (5' drive) while Empoli and Montelupo Fiorentino are about 6 km away. The historic center of Florence is less than an hour's drive away, and the **A1 highway** interchange then provides easy access to much of Italy.

## DESCRIPTION OF THE BUILDINGS

The **manor house** (1,061 sqm – 11,416 sqft, 8 bedrooms and 6 bathrooms) is a historic building on four staggered levels. The building is in excellent condition and retains most of the original finishes including terracotta floors, vaulted ceilings, wooden beams and carved stone fireplaces.

- **Basement/Road floor:** wine-making cellar and storage rooms;
- **Ground/Garden floor:** entrance hall, reception hall, billiard room, kitchen and bathroom;
- **First floor:** small *Art-Nouveau* living room, six bedrooms and four bathrooms;
- **Second floor:** living room, two bedrooms and bathroom.

The **farmhouse** (1,061 sqm – 11,416 sqft, 13 bedrooms and 12 bathrooms) is located not far from the villa and houses eleven apartments in addition to two garages and the property's historic cellars, which feature vaulted ceilings and original terracotta floors.

- **Apt. A:** living area with kitchen, bedroom and bathroom;
- **Apt. B:** living area with kitchen, bedroom and bathroom;
- **Apt. C:** studio apartment with bathroom;
- **Apt. D:** living area with kitchen, bedroom and bathroom;
- **Apt. E:** studio apartment with bathroom;
- **Apt. F:** studio apartment with bathroom;
- **Apt. G:** studio apartment with bathroom;
- **Apt. H:** studio apartment with bathroom;
- **Apt. I:** living area with kitchen, bedroom and bathroom;
- **Apt. J:** living room, dining room with kitchen, two bedrooms, bathroom and terrace;
- **Apt. K:** living room with kitchenette, bedroom and bathroom;
- **Apt. L:** studio apartment with kitchenette and bathroom;

The villa's grounds also include a **private chapel** (21 sqm – 226 sqft), a large **agricultural storehouse** (447 sqm – 4,810 sqft), a **lemon house** (55 sqm – 592 sqft) and the **pool house** (9 sqm – 97 sqft). The garden (about 10,000 sqm) skirts the tree-lined driveway and houses the **15 × 7.5 m swimming pool** with stone solarium and a concrete **tennis court** (to be recovered).

In a separate body to the north is a **farmhouse** (647 sqm – 6,962 sqft, 9 bedrooms and 5 bathrooms) consisting of several agricultural storerooms with a service bathroom, a small garage, and three apartments:

- **Apt. M:** eat-in kitchen, small living room, three bedrooms and bathroom;
- **Apt. N:** kitchen with small terrace, living room, two bedrooms and bathroom;
- **Apt. O:** living room with fireplace, dining room, kitchen, four bedrooms and two bathrooms;

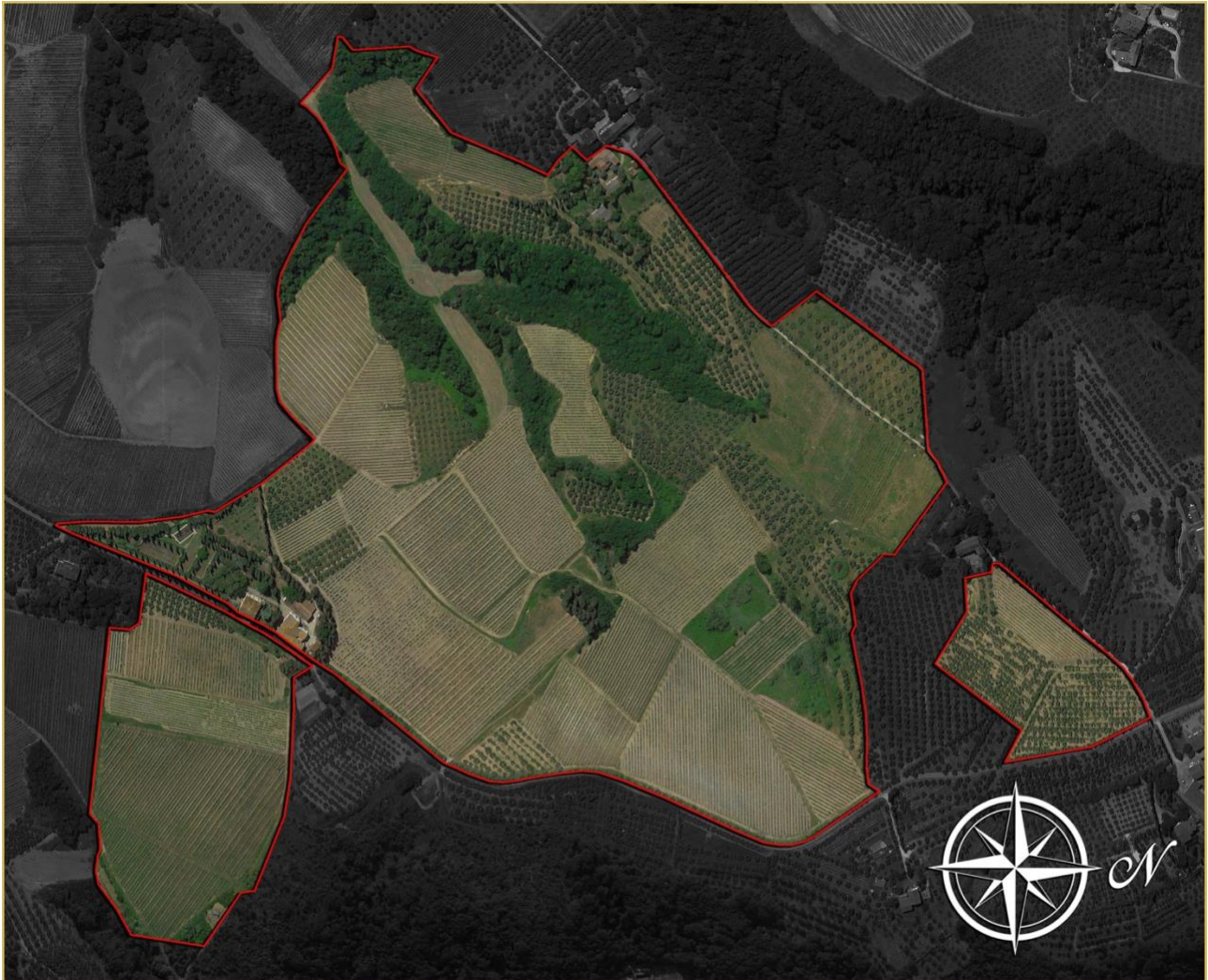
Accompanying the farmhouse, the property has several **agricultural warehouses** (347 sqm – 3,734 sqft), whose volumes could be used for the creation of additional living spaces.

## EXTERIOR AND MAP OF THE PROPERTY

The farm stretches in its entirety for about **36.2 hectares (89.4 acres)**, all in a hilly position.

The **vineyard** (15.0 ha) consists mainly of **Sangiovese** (73%) in full respect of Tuscan tradition followed by white grapes (10% of the total), Canaiolo (8%), Petit Verdot (5%) and Merlot (4%). Annual production, limiting to **IGT** alone, could touch 260,000 bottles a year.

The rest of the farm is devoted to **olive groves** (7.7 ha), **arable land** (4.4 ha with good exposure and suitable for planting various crops) and **woods** (7.8 ha).











































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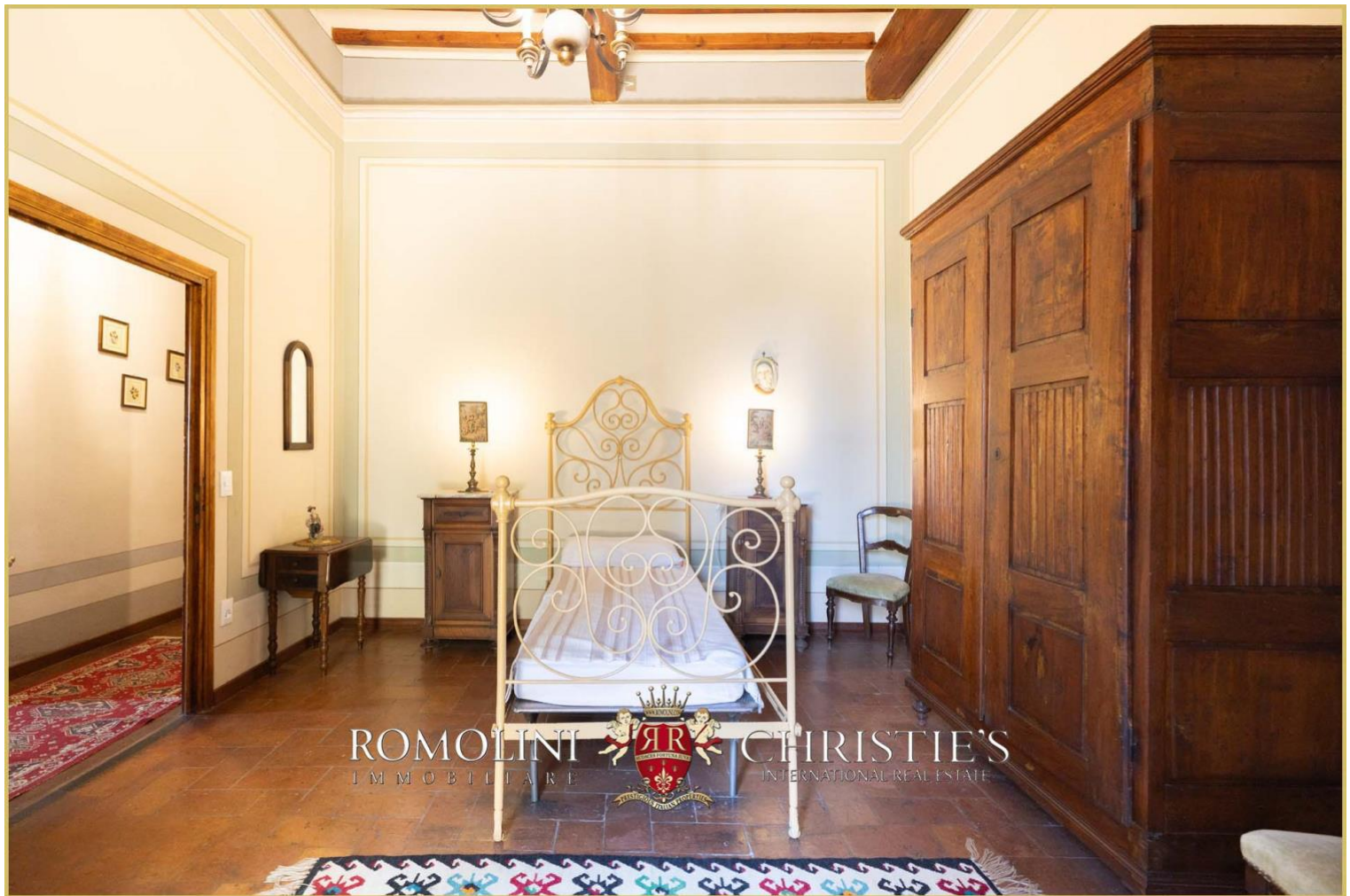








































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)