

Ref. 2818 – **SAN GIMIGNANO ESTATE**

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WINE ESTATE WITH 19.5 HA OF VINEYARDS FOR SALE IN SAN GIMIGNANO, TUSCANY

San Gimignano – Siena – Tuscany



Interiors
4,743 sqm

Bedrooms
24 (up to 35)

Bathrooms
20 (up to 28)

Swimming pool
14 × 7 m

Total land
168.5 ha

Vineyards
19.5 ha

Bottles of wine
205,000 max

Olive grove
1,500 trees

Oil
3,000 kg

On the hills of San Gimignano, in a quiet and very panoramic position overlooking the historic centre of the town, 168.5-hectare estate with Agriturismo and DOCG vineyards for sale. The buildings of the property (over 4,700 m²) include several rustic farmhouses that have been renovated and divided into guest flats, the wine cellar and several rustic farmhouses to be renovated. Agricultural production focuses on wine (160,000 bottles) and oil (3,000 kg) with great potential for expansion.

SUMMARY OF THE PROPERTY

REFERENCE #: 2818 – SAN GIMIGNANO ESTATE

TYPE: wine estate

CONDITIONS: mostly restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (1.5 km)

INTERIORS: 4,743 square meters (51,034 square feet)

TOTAL ROOMS: 60

BEDROOMS: 24 (up to 35)

BATHROOMS: 20 (up to 28)

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brick arches, wooden fixtures, underground historic cellar, vaulted ceilings, garden, swimming pool, DOCG vineyards, olive grove, country houses to be restored

EXTERIOR: 168.5 hectares (416.4 acres)

VINEYARDS: 19.5 hectares (48.2 acres)

WINE PRODUCTION: 160,000 bottles / year

OLIVE GROVE: 1,500 trees

OIL PRODUCTION: up to 3,000 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

San Gimignano (7km; 10'), Poggibonsi (15km; 25'), Colle di Val d'Elsa (18km; 30'), Certaldo (19km; 30'), Castelfiorentino (28km; 35'), Castellina in Chianti (30km; 50'), Monteriggioni (30km; 40'), Volterra (33km; 45'), Siena (45km; 55'), Firenze (57km; 1h 15'), Pisa (82km; 1h 30'), Lucca (82km; 1h 45'), Viareggio (109km; 1h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (69km; 1h 10'), Pisa G. Galilei (80km; 1h 20'), Bologna G. Marconi (151km; 2h), Genova C. Colombo (251km; 3h), Roma Ciampino (287km; 3h 15'), Roma Fiumicino (301km; 3h 20')

SAN GIMIGNANO ESTATE

On the hills of **San Gimignano**, in a quiet and very panoramic position overlooking the historic center of the town, **168.5-hectare estate** with **Agriturismo** and **DOCG vineyards** for sale. The buildings of the property (over 4,700 m²) include several **rustic farmhouses** that have been renovated and divided into apartments, the wine cellar and several farmhouses to be renovated. Production focuses on **wine** (160,000 bottles) and **oil** (3,000 kg) with great potential for expansion.



The estate is located a few kilometers from the medieval town of San Gimignano, in a very quiet and reserved position that makes it very suitable as a “refuge” for those seeking peace and silence. Services are available in the town (less than 10' drive) and most of Tuscany's art cities can be reached in less than two hours.

DESCRIPTION OF THE BUILDINGS

The **manor house** (932 m² – 10,028 ft², 7 bedrooms and 5 bathrooms) is a two-story historic building that has been completely renovated and includes three independent apartments, an aristocratic chapel, the offices of the agricultural activity and the wine cellar where the fermentation of the grapes takes place.

- **Apt. A:** entrance hall, living room, kitchen, four bedrooms, two bathrooms and storerooms;
- **Apt. B:** entrance, living room, dining room with kitchen, two bedrooms and bathroom;
- **Apt. C:** entrance hall, dining room, kitchen, bedroom, walk-in wardrobe and bathroom;

The villa has a beautiful **14 × 7 m swimming pool** with **pool house** (42 m² – 452 ft²) and **technical room** (36 m² – 388 ft²). This area is shared with the apartments in farmhouse Becci.

Farmhouse Becci (476 m² – 5,122 ft², 10 rooms and 7 bathrooms), well renovated, is located not far from the villa and is currently divided into six guest apartments:

- **Apt. D:** living room with kitchen, two bedrooms and two bathrooms;
- **Apt. E:** living room with kitchen, two bedrooms and bathroom;
- **Apt. F:** living room with kitchen, bedroom and bathroom;
- **Apt. G:** living room with kitchen, two bedrooms and bathroom;
- **Apt. H:** living room with kitchen, bedroom and bathroom;
- **Apt. I:** living room with kitchen, two bedrooms and bathroom.

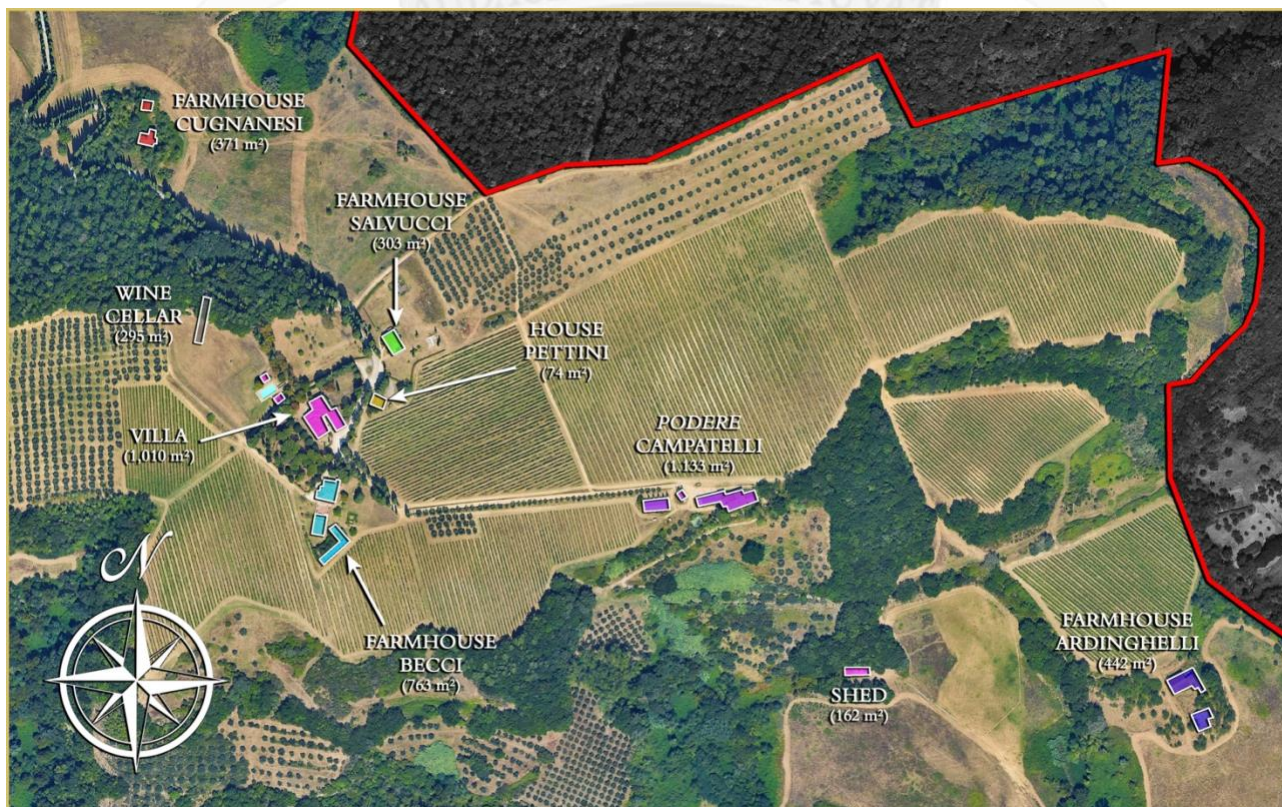
Next to the farmhouse is a **large common room** (174 m² – 1,872 ft², 1 bathroom) with a kitchen that guests can use as a summer recreation area and/or to organize dinners and events in company. **Two agricultural storerooms** (113 m² – 1,216 ft²) are used to for the equipment.

Also in the vicinity of the villa, **House Pettini** (74 m² – 796 ft², 1 bedroom and 1 bathroom) is a charming one-story outbuilding consisting of a living/dining room, kitchenette, bedroom with walk-in wardrobe and bathroom.

A little further away, **farmhouse Salvucci** (303 m² – 3,260 ft², 6 bedrooms and 5 bathrooms) is also intended for guest accommodation and divided into four independent units:

- **Apt. J:** living room with kitchen, private cellar, bedroom and bathroom;
- **Apt. K:** living room with kitchen, two bedrooms and two bathrooms;
- **Apt. L:** living room with kitchen, bedroom and bathroom;
- **Apt. M:** living room with kitchen, two bedrooms and bathroom.

Hidden from view and built entirely underground to provide a naturally air-conditioned environment, the **ageing cellar** (295 m²) features a beautiful vaulted ceiling and is divided into two rooms where the processes that give the wines their distinctive characteristics take place.



THE BUILDINGS TO BE RESTORED

The property also has several buildings in need of renovation that could easily be adapted to further expand the accommodation business.

Farmhouse Cugnanesi (304 m² – 3,271 ft², up to 4 bedrooms and 3 bathrooms) is located to the north of the villa, in a very private and quiet position. The building is still set up in the old manner, with cellars on the ground level and living quarters on the first floor, but one could easily convert the entire building to living quarters.

The **barn** (67 m² – 721 ft²) could be used either as an outdoor relaxation area or as a potential small outbuilding with only minor work needed to create a bathroom.

350 m as the crow flies from the villa, towards the east, **podere Campatelli** (913 m² – 9,824 ft², 2 rooms and 1 bathroom) consists of a large rural building in need of renovation that once housed the wine cellar with vinsantaia, a small apartment and a car shed. Just across the road is the **old vehicle workshop** (28 m² – 301 ft²) and a spacious **tractor shed** (192 m² – 2,066 ft²).

Finally, about 800 m from the villa is **farmhouse Ardinghelli** (442 m² – 4,756 ft², up to 5 bedrooms and 4 bathrooms), entirely to be renovated but very interesting due to the considerable surface area available. Also in this case the building maintains the division between agricultural premises and living quarters, with the possibility of converting the entire building into a farmhouse for rent (or apartments). Next to the farmhouse, a spacious **agricultural shed** (190 m²) could be converted into a dwelling or used as volume for the extension of the existing buildings. Not far away, in the middle of the fields, is a **shed** (162 m² – 1,743 ft²) for vehicles, currently unused.

EXTERIOR AND AGRICULTURAL PRODUCTIONS

The estate covers about **168.5 hectares (416.4 acres)** on the hills of San Gimignano, a land for centuries devoted to the production of excellent wines.

It is no coincidence that the backbone of the company is the **vineyard** (19.5 ha) with **Chianti DOCG** (12 ha - 95,000 bottles), **Vernaccia di San Gimignano DOCG** (2.5 ha - 20,000 bottles) and **Toscana IGT** (5.0 ha - 45,000 bottles) appellations. The varieties present are Sangiovese, Vernaccia, Trebbiano, Canaiolo, Merlot, Syrah, Cabernet Franc, Chardonnay and Malvasia, planted between the 1970s and 2017. The company currently produces the following types of wine:

- **Vernaccia di San Gimignano DOCG**: Vernaccia 100%
- **Chianti Colli Senesi DOCG**: Sangiovese 100%
- **Toscana Rosso IGT**: Merlot 50%, Sangiovese 50%
- **Toscana Rosso IGT**: Sangiovese 50%, Canaiolo 30%, Merlot 20%
- **Toscana Rosso IGT**: Merlot 100%
- **Toscana Rosso IGT**: Cabernet Sauvignon 50%, Syrah 50%
- **Toscana Bianco IGT**: Chardonnay 100%
- **Vinsanto DOC**: Trebbiano 100%
- **Grappa di Chianti**: Sangiovese 100%

In addition to this, there are the **olive grove** (9.1 ha for a yearly production of about 3,000 kg of oil) and large portions of **arable land** (110.9 ha) that enjoy excellent exposure: these hilly lands, without excessive slopes, are very suitable for planting new vines and/or olive trees or for breeding horses. The woods (27.0 ha) lie mainly in the southern part of the property and provide excellent privacy and tranquility for guests.









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