

Ref. 2819 – **TENUTA CERTALDO**

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## **AZIENDA AGRICOLA CON VIGNETO E CASALI DA RISTRUTTURARE IN VENDITA NEL CHIANTI**

**Certaldo – Florence – Tuscany**



**Interiors**  
2,541 sqm

**Bedrooms**  
Up to 15

**Bathrooms**  
Up to 15

**Total land**  
141.6 ha

**Vineyards**  
40.1 ha

**Bottles of wine**  
640,000 max

**Olive grove**  
1,200 trees

In the Chianti hills, between Certaldo and Gambassi Terme, 141.6-ha estate with vineyard and buildings to be renovated for sale. The buildings (over 2,400 m<sup>2</sup> in total) include two rustic farmhouses, the wine cellar and various rural outbuildings and could be an excellent starting point for an accommodation business. The 40.1-ha vineyard could produce up to 640,000 bottles of wine a year.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2819 – TENUTA CERTALDO

**TYPE:** wine estate

**CONDITIONS:** to be restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (500 m)

**INTERIORS:** 2,541 square meters (27,341 square feet)

**TOTAL ROOMS:** 40

**BEDROOMS:** up to 15

**BATHROOMS:** up to 15

**ANNEXES:** several rural buildings

**MAIN FEATURES:** stone and brick walls, terracotta floors, wooden beams, fireplaces, wine cellar, vehicle sheds, DOCG vineyards, olive grove, artificial pond, buildings to be restored

**EXTERIOR:** 141.6 hectares (349.9 acres)

**VINEYARDS:** 40.1 hectares (99.1 acres)

**WINE PRODUCTION:** up to 4,800 hl / year

**OLIVE GROVE:** 1,200 trees

**GARDEN:** to be recovered

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

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

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Certaldo (5km; 10'), Gambassi Terme (6km; 10'), Castelfiorentino (10km; 15'), Montaione (12km; 15'), San Gimignano (15km; 25'), Montespertoli (20km; 25'), Colle di Val d'Elsa (26km; 30'), San Casciano in Val di Pesa (42km; 35'), Volterra (44km; 45'), Florence (57km; 1h), Pisa (76km; 1h 10'), Livorno (83km; 1h 15'), Montalcino (87km; 1h 25'), Montepulciano (109km; 1h 30'), Pienza (116km; 1h 40')

## CLOSEST AIRPORTS

Firenze A. Vespucci (58km; 55'), Pisa G. Galilei (73km; 1h), Bologna G. Marconi (146km; 1h 50'), Perugia San Francesco (163km; 2h), Genova C. Colombo (245km; 2h 50'), Roma Ciampino (291km; 3h 10'), Roma Fiumicino (307km; 3h 20')

## TENUTA CERTALDO

In the **Chianti hills**, between **Certaldo** and **Gambassi Terme**, **141.6-ha estate** with **vineyard** and **buildings to be renovated** for sale. The buildings (over 2,400 m<sup>2</sup> in total) include two rustic farmhouses, the wine cellar and various rural outbuildings and could be an excellent starting point for an accommodation business. The **40.1-ha vineyard** could produce up to **640,000 bottles of wine** a year.

The property is located just 500 m from the paved road and is reached via a short stretch of unpaved road in good condition. Basic services are available in both Certaldo and Gambassi (both less than 10' drive away), while the art cities of **Tuscany** are all less than two hours' drive away.

## DESCRIPTION OF THE BUILDINGS

The hamlet is the heart of the property: here are a large **rustic farmhouse** (798 m<sup>2</sup> – 8,586 ft<sup>2</sup>) that has been partially renovated, a **guesthouse** (138 m<sup>2</sup> – 1,485 ft<sup>2</sup> to be renovated), the **wine cellar** (164 m<sup>2</sup> – 1,765 ft<sup>2</sup>) with adjoining **storage room** (50 m<sup>2</sup> – 538 ft<sup>2</sup>), and a **shed for vehicles and tools** (201 m<sup>2</sup> – 2,163 ft<sup>2</sup>).

Outside the farm center, but not far from it, are then a **second farmhouse** (693 m<sup>2</sup> – 7,457 ft<sup>2</sup>, entirely to be renovated) and **two vehicle sheds** (497 m<sup>2</sup> – 5,347 ft<sup>2</sup>).

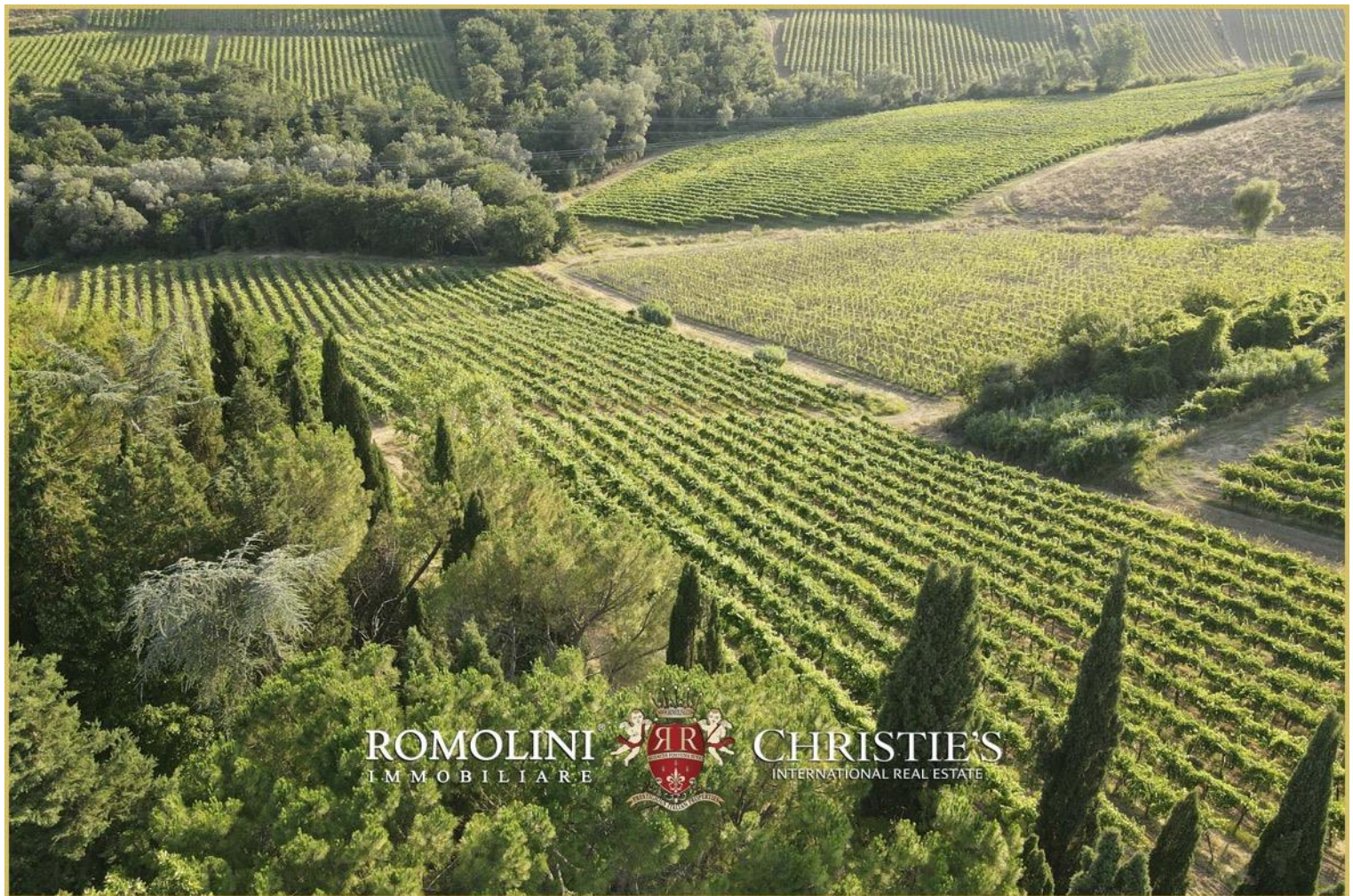
## EXTERIOR

The estate in its entirety covers about **141.6 hectares (349.9 acres)** in a hilly position. The most important crop is definitely the **vineyard** (40.1 ha) divided between **Chianti DOCG** and **Toscana IGT** (both red and white). This is followed by an **olive grove** (about 4.0 ha with a total of 1,200 trees already in full production) and large portions of **arable land** (45.5 ha) with excellent exposure that could easily be used for planting new vines and/or olive trees. The rest of the estate is covered by woods and uncultivated land.

Also within the property is an **artificial pond** (about 1.0 ha in size) that allows for easy irrigation of crops when needed.











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