

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 m² 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 m² 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 m² – 8,586 ft²) that has been partially renovated, a **guesthouse** (138 m² – 1,485 ft² to be renovated), the **wine cellar** (164 m² – 1,765 ft²) with adjoining **storage room** (50 m² – 538 ft²), and a **shed for vehicles and tools** (201 m² – 2,163 ft²).

Outside the farm center, but not far from it, are then a **second farmhouse** (693 m² – 7,457 ft², entirely to be renovated) and **two vehicle sheds** (497 m² – 5,347 ft²).

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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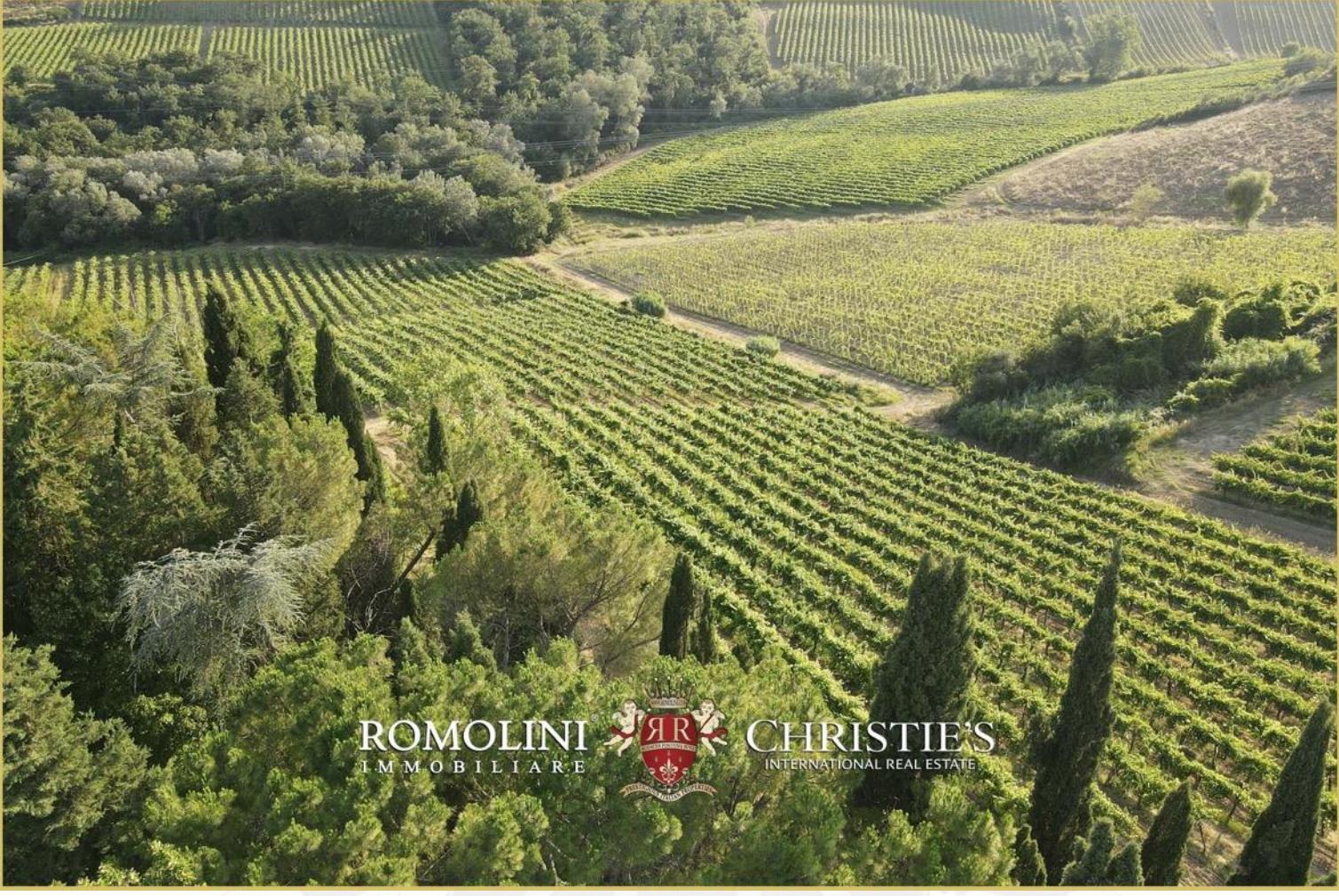
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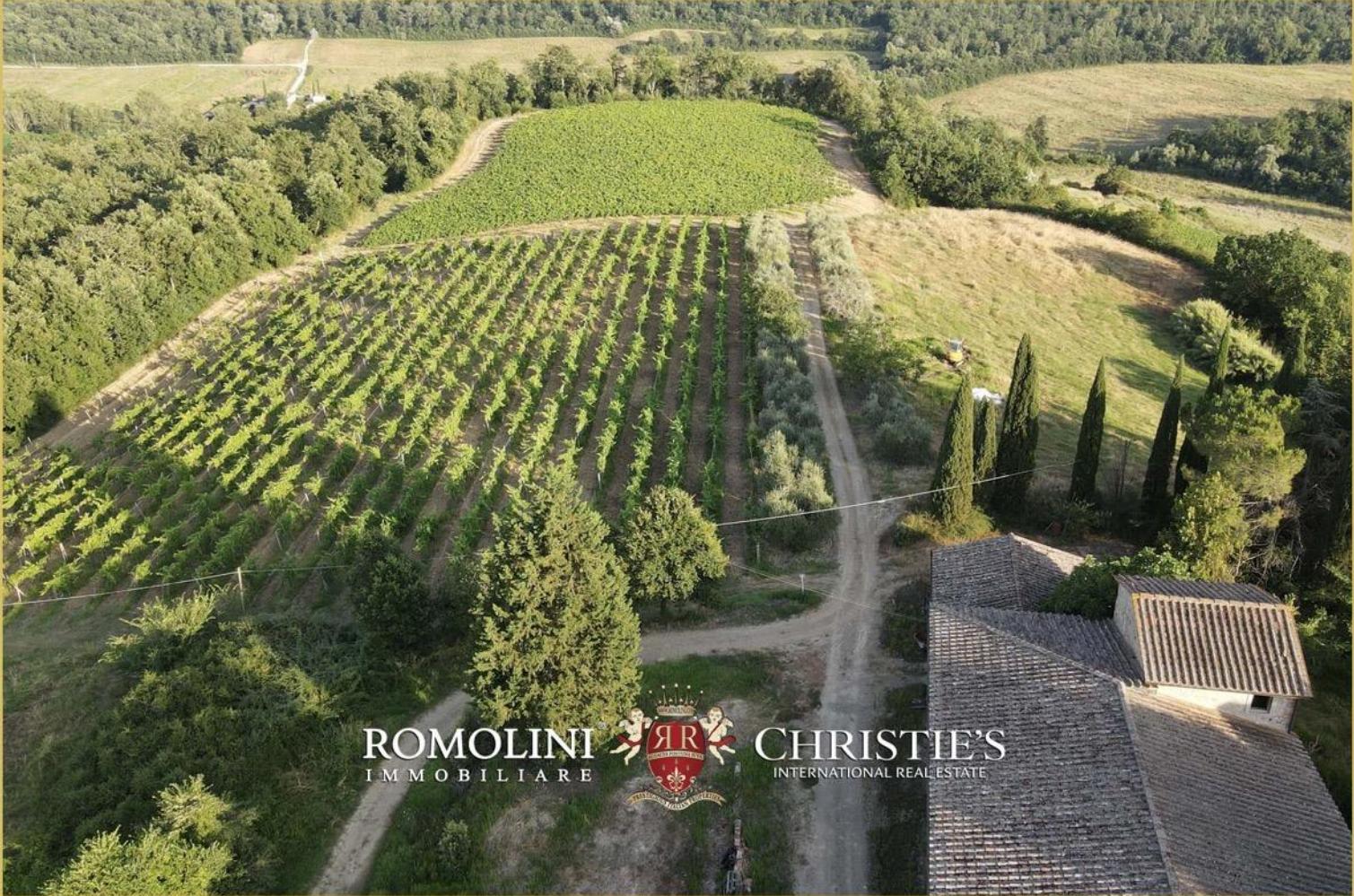
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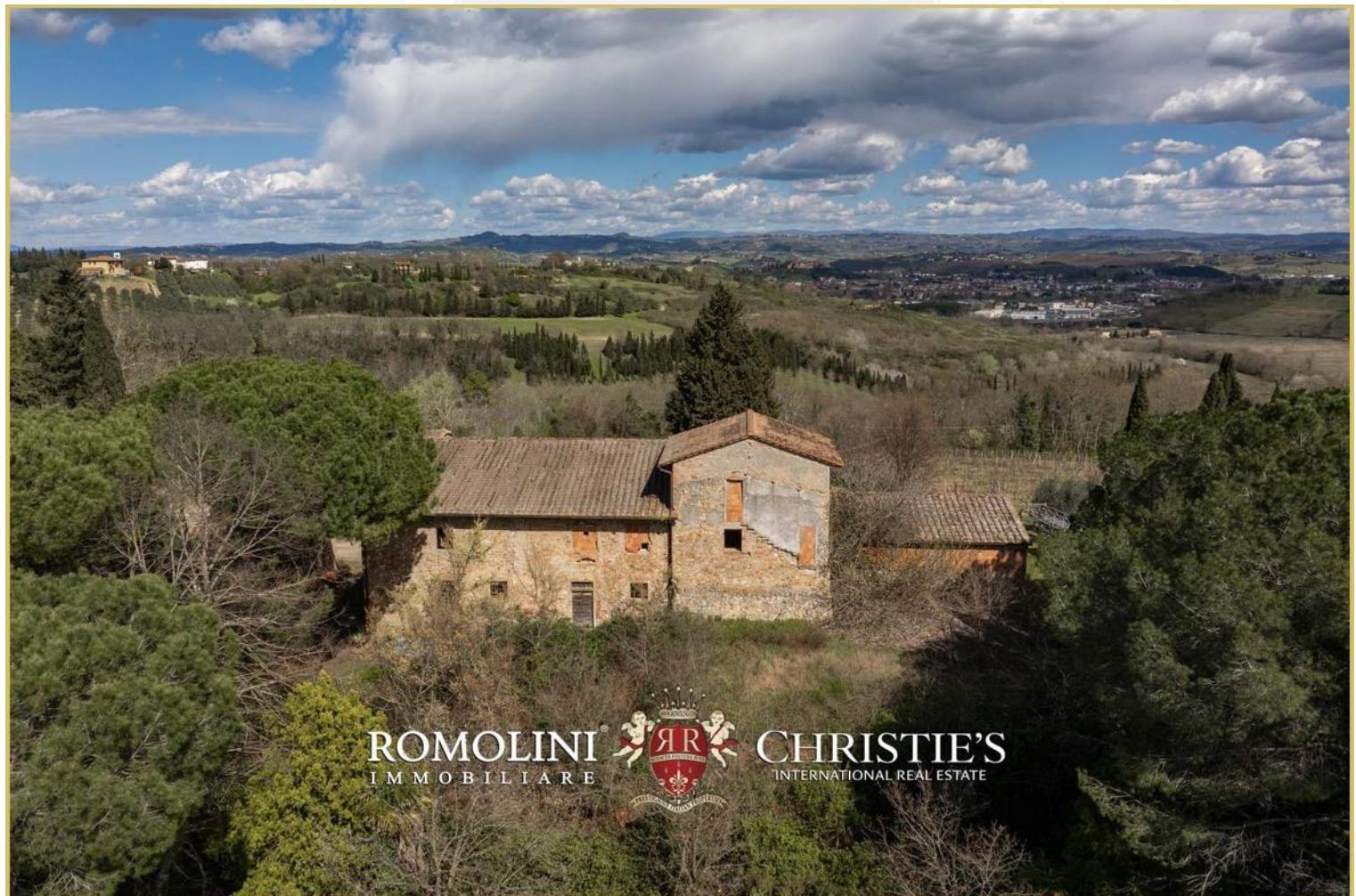




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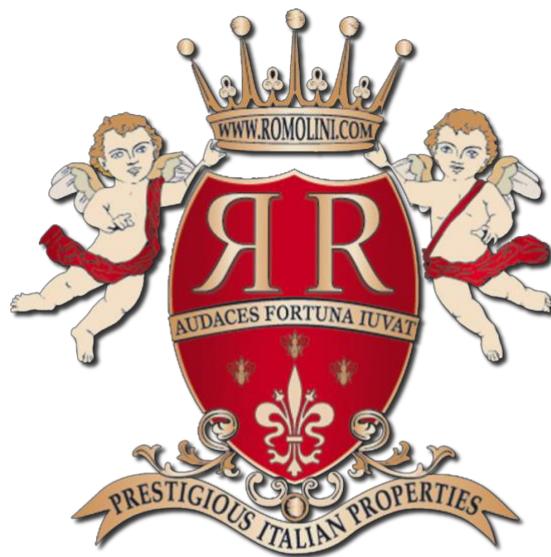
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