

## ESTATE WITH COUNTRY HOUSE AND CHIANTI DOCG VINEYARDS FOR SALE IN BUCINE, TUSCANY

**Bucine – Arezzo – Tuscany**



**Interiors**  
615 m<sup>2</sup>

**Bedrooms**  
8

**Bathrooms**  
10

**Total land**  
15.5 ha

**Swimming pool**  
12 × 6 m

**Vineyards**  
12.1 ha

Situated in a hilly position between the Valdichiana and Valdambra, in a landscape of great value and with excellent exposure, estate of 15.5 ha with rustic farmhouse and Chianti DOCG vineyard. The property is currently in use as an Agriturismo (17 beds) for weekly stays of families or groups of friends who can count on a fenced park with a 12 × 6 m swimming pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2947 – TENUTA CANAIOLO

**TYPE:** estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 615 square meters (6,618 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 8

**BATHROOMS:** 10

**ANNEXES:** guesthouse, technical room

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, original fireplaces, *pietra serena* staircase, brick arches, loggia, Chianti DOCG vineyards, garden, swimming pool

**EXTERIOR:** 15.5 hectares (38.3 acres)

**VINEYARDS:** 12.1 hectares (29.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**FUEL:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 447.85 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Ambra (10km; 15'), Bucine (11km; 15'), Montevarchi (20km; 30'), Rapolano Terme (28km; 30'), Arezzo (34km; 40'), Montepulciano (45km; 50'), Siena (46km; 50'), Pienza (52km; 1h), Greve in Chianti (53km; 1h 10'), Monteriggioni (61km; 55'), Montalcino (73km; 1h 15'), Florence (74km; 1h 20'), San Gimignano (84km; 1h 25')

## CLOSEST AIRPORTS

Firenze A. Vespucci (85km; 1h 10'), Perugia San Francesco (95km; 1h 15'), Pisa G. Galilei (146km; 1h 50'), Bologna G. Marconi (167km; 2h), Roma Ciampino (224km; 2h 20'), Roma Fiumicino (241km; 2h 30')

## TENUTA CANAIOLO

Situated in a hilly position between the **Valdichiana** and **Valdambra**, in a landscape of great value and with excellent exposure, **estate of 15.5 ha** with rustic **farmhouse** and **Chianti DOCG vineyard**. The property is currently in use as an **Agriturismo** (17 beds) for weekly stays of families or groups of friends who can count on a fenced park with a **12 × 6 m swimming pool**.

The property represents an interesting opportunity for those who wish to combine a stay in a residence immersed in the heart of Tuscany with a passion for viticulture. For the buyer, it is possible to make use of wineries in the area for grape processing; however, the extent of the vineyard and the quality of the production also suggest the creation of an in-house wine cellar.

The setting is private and quiet, while still providing excellent accessibility and easy connections to services and main roads. A charming village in the immediate vicinity (less than 5 km) offers basic services while a little further away is **Bucine** (11 km) where all other services are available (pharmacies, supermarkets, banks, post office...).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (480 m<sup>2</sup> – 5,165 ft<sup>2</sup>, 6 bedrooms and 8 bathrooms), of ancient origin, has been completely renovated preserving its original architectural features and integrating the comforts of a modern country home.

On the ground floor, the large main hall with two exposed brick arches represents the ideal space for convivial moments. A spacious loggia forms a natural extension of the room during the warm season. The living room also houses a kitchen and two bathrooms. Also on the ground floor is a potentially independent environment consisting of a second kitchen, living room, bedroom and bathroom. The two rooms are connected by a hallway that also gives access to the outside on the side opposite the loggia where there is an old wood-fired oven. From this hallway a stone staircase leads to the upper floor.

On the first floor there is a large hall with a fireplace, four bedrooms and four bathrooms.

On the second floor, in the emerging portion of the building and distinctive silhouette, is the master bedroom with en suite bathroom.

The **guesthouse** (60 m<sup>2</sup> – 646 ft<sup>2</sup>, 2 bedrooms and 2 bathrooms), located in close proximity to the farmhouse, is on two levels:

- **Ground floor:** living room, dining room with kitchenette and bathroom;
- **First floor:** two bedrooms and a bathroom.

The **3,300-m<sup>2</sup> park** is well-kept and maintained; in addition, the property's fence provides privacy and tranquility. The **12 × 6 m swimming pool** is placed in a slightly elevated position to maximize the panoramic view of the place.

Semi-basement **technical rooms** (75 m<sup>2</sup> – 807 ft<sup>2</sup>) have been built near the main house, where plant manifolds, boilers, and water treatment and distribution systems are located. The property is connected to the public aqueduct and also has a private well.

## EXTERIOR

The crown jewel of the property is the scenic **12.1-hectare vineyard**, which is in full production and at the beginning of the regime phase of the multi-year cycle.

Plantings were made between 2018 (6.00 ha) and 2022 (6.14 ha), according to the criteria of modern quality viticulture for obtaining fine wines.

The vineyard is located at an altitude of about 500 m above sea level. The soil has ideal texture for

vines with abundant skeleton that ensures excellent drainage during rainy periods. The right amount of clay allows for capillary retention of water reserves, which the roots can draw on in dry periods. The excellent exposure, spring and summer breezes and low humidity, ultimately the optimal pedoclimatic characteristics, allow constant production of excellent quality.

The ampelographic base is broad and includes the varieties Sangiovese, Canaiolo Nero, Merlot, Petit Verdot, Alicante Bouschet, Cabernet Franc and Rebo.

The planting layout is 0.80 × 2.50 m, with a density of 5,000 vines per hectare to ensure a low production load per vine.

The entire vineyard area falls under the two appellations **Chianti DOCG** and **Valdarno di Sopra DOC**. The latter is a relatively recent appellation to which important wineries in the area have adhered, distinguishing themselves by choosing the organic method in the cultivation of vines.

## MAP OF THE PROPERTY





ROMOLINI  
IMMOBILIARE



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IMMOBILIARE



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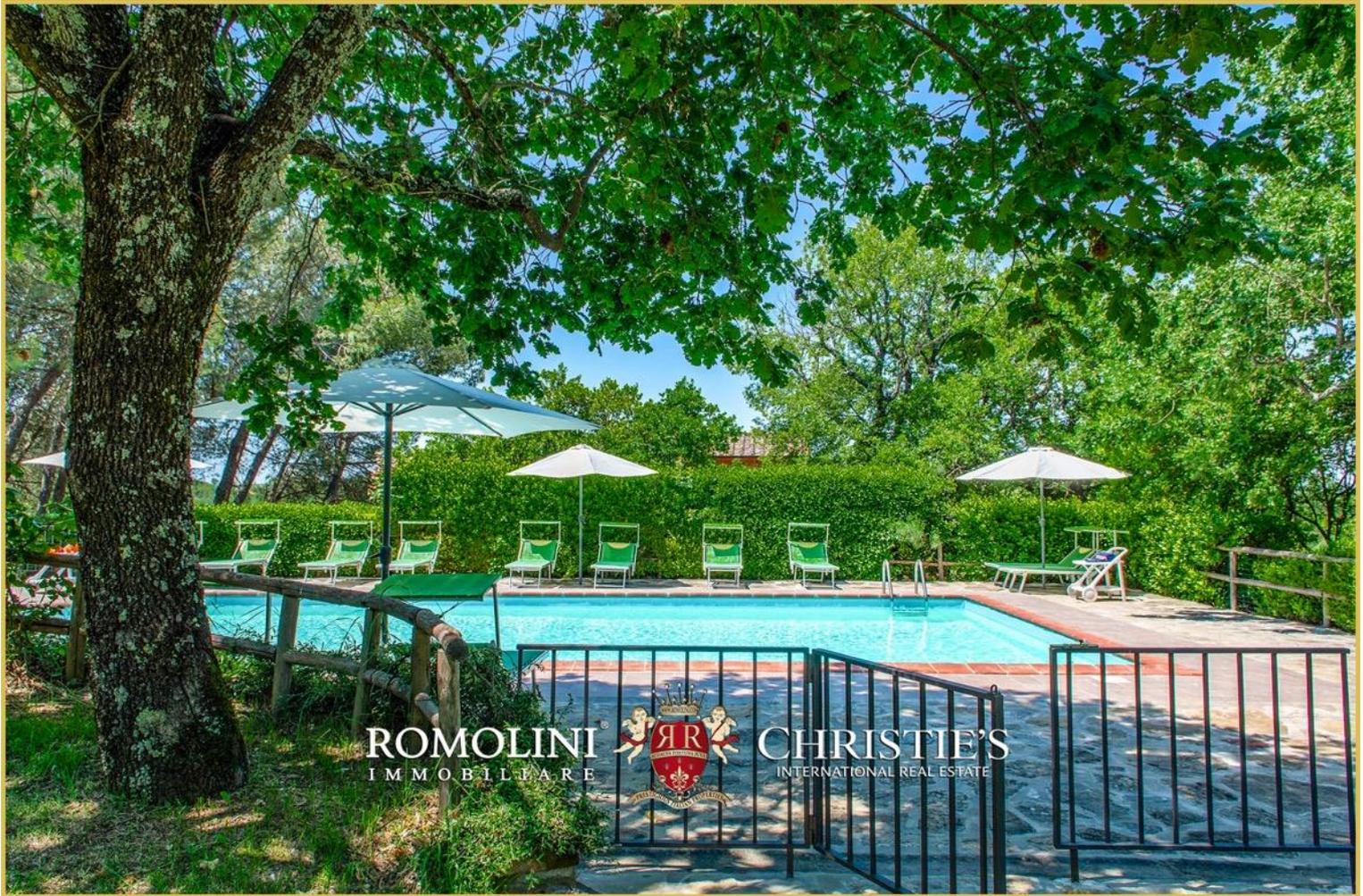


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