

WINE ESTATE WITH 9 HA OF CHIANTI CLASSICO VINEYARDS FOR SALE IN GREVE, TUSCANY

Greve in Chianti – Florence – Tuscany



Interiors
675 m²

Bedrooms
4

Bathrooms
4

Total land
18.3 ha

Vineyards
9.0 ha

Bottles of wine
70,000 max

Olive grove
1,100 trees

Oil
2,000 kg

The winery is located in the Chianti Classico hills, about 3 km from Greve, in a secluded but convenient location with good connections to Florence. The property includes a two-story farmhouse with four bedrooms and four bathrooms, currently a private residence but easily adaptable to tourist accommodation. There is also a cellar for wine production and storage. The land covers 18.3 hectares: 9 hectares of Chianti Classico DOCG vineyards, 5.4 hectares of olive groves, and 3.4 hectares of arable land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2948 – TENUTA DEL GALLO

TYPE: boutique winery

CONDITIONS: restored

LOCATION: hilly

ACCESS: unpaved road (400 m)

INTERIORS: 675 square meters (7,263 square feet)

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: wine cellar

MAIN FEATURES: stone and brick walls, wooden beams, vaulted ceilings, fireplace, terracotta floors, wine cellar, Chianti Classico DOCG vineyards, olive grove, vegetable garden

EXTERIOR: 18.3 hectares (45.2 acres)

VINEYARDS: 9.0 hectares (22.2 acres)

WINE PRODUCTION: 420 hl / year (50,000 bottles)

OLIVE GROVE: 1,100 trees

OIL PRODUCTION: up to 2,000 kg / year

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 438.40 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Greve in Chianti (3km; 5'), Figline Valdarno (18km; 25'), San Casciano in Val di Pesa (21km; 30'), Castellina in Chianti (24km; 35'), Gaiole in Chianti (28km; 40'), Florence (29km; 45'), Monteriggioni (37km; 50'), San Gimignano (41km; 1h), Siena (53km; 1h), Arezzo (64km; 1h 10'), Montalcino (91km; 1h 40'), Pisa (96km; 1h 30'), Montepulciano (97km; 1h 35'), Pienza (104km; 1h 45'), Lucca (107km; 1h 30'), Follonica (120km; 2h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (45km; 45'), Pisa G. Galilei (94km; 1h 25'), Grosseto C. Baccarini (123km; 1h 50'), Bologna G. Marconi (128km; 1h 35'), Roma Ciampino (275km; 3h 5'), Roma Fiumicino (289km; 3h 10')

TENUTA DEL GALLO

On the hills of **Chianti Classico**, not far from the village of **Greve in Chianti**, **wine estate** for sale. The property is already established and productive, thus representing an excellent investment. The estate is located in a very convenient position, private but close to the village (3 km, potentially reachable on foot): here you will find all the necessary amenities for your daily needs (supermarket, schools, post office, pharmacy, etc.). The **A1 Valdarno motorway junction** is less than 20 km away, allowing you to reach Florence in just over half an hour.

The **farmhouse** (458 m² – 4,928 ft², 4 bedrooms and 4 bathrooms), built in stone in typical Tuscan style, is on two levels. On the ground floor is the living area consisting of a large reception room, two kitchens, a sitting area and a service bathroom as well as two cellars, one of which is very charming with a stone vaulted ceiling. Going upstairs, on the other hand, one reaches the sleeping quarter consisting of four bedrooms and three bathrooms, as well as a service kitchen with independent access and an office space.

The building, currently a private residence, could easily be adapted for accommodation thanks to the presence of separate entrances on the two floors and a layout that can easily provide privacy for guests.

The **wine cellar** (217 m² – 2,335 ft²) is a rustic building consisting of four rooms used for grape processing and product storage. Outside, under the canopy, are the steel winemakers.

EXTERIOR AND WINE PRODUCTION

The property stretches in its entirety for about **18.3 hectares (45.2 acres)** in a hilly position with excellent exposure to the sun. The mainstay of the estate is the **Chianti Classico DOCG vineyard** (9.0 ha) with which about 420 hl of wine (potentially up to 520 hl) are produced annually. Part of the vineyard could be replanted to increase production with younger plants.

The **olive grove** (5.4 ha) consists of about **1,100 trees** that can produce up to 2,000 kg of excellent extra virgin olive oil in the best seasons.

The rest of the estate consists of **arable land** (3.4 ha) that could accommodate new vines or other olive trees to increase production.





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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com