

WINE ESTATE WITH 37 HA OF VINEYARDS FOR SALE IN GAMBASSI TERME, TUSCANY

Gambassi Terme – Florence – Tuscany



Interiors
1.061 m²

Bedrooms
5+

Bathrooms
3+

Total land
49.3 ha

Vineyards
37.0 ha

Wine
10,700 hl

Olive grove
800 trees

Oil
5,000 kg

Wine estate of 49.3 hectares for sale on the renowned Tuscan hills between Florence and Siena, situated in a territory of great viticultural and scenic vocation. The property has been historically managed with passion by a local family and combines the production of typical Tuscan wines (10,700 hl/year) with extra virgin olive oil (5,000 kg/year), offering a solid and versatile productive profile.

SUMMARY OF THE PROPERTY

REFERENCE #: 2991 – GAMBASSI WINERY

TYPE: wine estate

CONDITIONS: excellent

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 1,061 square meters (11,374 square feet)

TOTAL ROOMS: 17

BEDROOMS: 5+

BATHROOMS: 3+

ANNEXES: farmhouse to be restored

MAIN FEATURES: reinforced concrete building, wine cellar, terracotta flooring, Chianti DOCG vineyards, olive grove, solid distribution network

EXTERIOR: 49.3 hectares (121.8 acres)

VINEYARDS: 37.0 hectares (91.4 acres)

WINE PRODUCTION: 10,700 hl / year

OLIVE GROVE: 800 trees

OIL PRODUCTION: 5,000 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 236.16 kWh/m²year)

HEATING SYSTEM: radiators

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')

GAMBASSI WINERY

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The property is located in an extremely convenient position, a few kilometers from the medieval towns of **Certaldo** and **Gambassi Terme**: both located a few minutes' drive from the estate, offering all services for daily needs (supermarkets, post office, banks, pharmacies, bars, restaurants, schools...) and ensuring easy connection with the main communication routes of **Tuscany**.

DESCRIPTION OF THE BUILDINGS

The **wine cellar** (790 m² – 8,500 ft²) is distributed within two buildings and includes all the rooms for grape processing and wine production, up to storage. The company carries out direct sales both on-site and through affiliated points of sale, consolidating relationships with local consumers and visitors.

In the same building that houses the company shop, there are also two independent apartments (one per floor):

- **Apt. A** (131 m² – 1,410 ft²): living room with kitchen, small lounge, two bedrooms, and two bathrooms;
- **Apt. B** (140 m² – 1,464 ft²): living/dining room, kitchen, three bedrooms, and a bathroom.

Among the vineyards, the property also includes the remains of an old farmhouse, entirely to be renovated, but in a very interesting and panoramic position, perfect also for starting a tourist and hospitality activity.

STATE AND FINISHES

The vineyards, well exposed and cared for, are dedicated to the production of **Chianti DOCG** wines and **Toscana IGT**, made following traditional and environmentally friendly viticulture methods, which are reflected in the superior quality of the obtained wines.

- **Vineyards surface**: 37.0 hectares
- **Appellations**: Chianti DOCG (30.0 ha) + Toscana IGT (7.1 ha)
- **Varieties**: Sangiovese, Merlot, Trebbiano
- **Training**: Guyot (5,000 vines/ha)
- **Altitude**: 300 m asl
- **Years of planting**: 1973 – 2023
- **Soil composition**: clayey-sandy
- **Production**: about 10,700 hl/year (10,200 hl of bulk wine + 70,000 bottles)

Next to wine production, the company cultivates an important **olive grove** (4.0 hectares for a total of about **800 plants**) of high-quality varieties (Moraiolo, Leccino, and Frantoio), from which about **5,000 kg of balanced aromatic profile extravirgin olive oil** are obtained, produced with cold pressing according to the best tradition.

The rest of the property is variably covered by **forests** (2.2 ha) and **arable land** (5.1 ha), suitable for planting typical crops of the area and/or expanding the vineyard.









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