

WINE ESTATE WITH 40 HA OF VINEYARDS FOR SALE ON THE CHIANTI HILLS, TUSCANY

Montespertoli – Florence – Tuscany



Interiors
2,497 m²

Bedrooms
5+

Bathrooms
5+

Total land
158.5 ha

Vineyards
40.0 ha

Bottles of wine
640,000 max

Olive grove
1,000 trees

Oil
2,000 kg

On the hills of Chianti, not far from Montespertoli and Empoli, 158.5-hectare organic wine estate for sale. The property is currently operational in wine (up to 640,000 bottles / year) and oil (2,000 kg / year) production and could be further developed for tourism and hospitality purposes with the renovation of the various rural buildings present on the estate.

SUMMARY OF THE PROPERTY

REFERENCE #: 2993 – MACHIAVELLI WINERY

TYPE: organic wine estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (250 m)

INTERIORS: 2,497 square meters (26,867 square feet)

TOTAL ROOMS: 35

BEDROOMS: 5+

BATHROOMS: 5+

ANNEXES: several rural buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, wine cellar, manorial chapel, Chianti DOCG vineyards, olive grove, potential for tourist development

EXTERIOR: 158.5 hectares (391.7 acres)

VINEYARDS: 40.0 hectares (98.8 acres)

WINE PRODUCTION: up to 4.800 hl / year

OLIVE GROVE: 1,000 trees

OIL PRODUCTION: up to 2,000 kg / year

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Montespertoli (5km; 10'), Empoli (12km; 20'), San Casciano in Val di Pesa (18km; 30'), Gambassi Terme (21km; 30'), Certaldo (21km; 30'), Florence (35km; 50'), San Gimignano (35km; 50'), Castellina in Chianti (40km; 50'), Colle di Val d'Elsa (46km; 50'), Volterra (48km; 1h), Monteriggioni (54km; 55'), Lucca (65km; 1h 10'), Pisa (67km; 1h), Siena (70km; 1h 10'),

CLOSEST AIRPORTS

Firenze A. Vespucci (34km; 35'), Pisa G. Galilei (63km; 50'), Bologna G. Marconi (121km; 1h 30'), Perugia San Francesco (193km; 2h 15'), Roma Ciampino (320km; 3h 45'), Roma Fiumicino (334km; 3h 30')

MACHIAVELLI WINERY

On the hills of **Chianti**, not far from **Montespertoli** and **Empoli**, **158.5-hectare organic wine estate** for sale. The property is currently operational in wine and oil production and could be further developed for tourism and hospitality purposes with the renovation of the various rural buildings present on the estate.



The estate is accessed via a short stretch of white road (250 m) that leads directly to the municipal roads. The medieval village of Montespertoli is about 5 km away and has all the services for daily needs (supermarket, schools, shops, restaurants...). The nearest major city is Empoli, about 20 minutes by car, from which you can access the **Florence-Pisa-Livorno highway** that allows reaching both Florence and Pisa in less than an hour.

DESCRIPTION OF THE BUILDINGS

The **winemaking cellar** (1,150 m² – 12,374 ft², 1 bathroom) is a large building equipped with all the facilities for grape processing and wine production, along with various warehouses and storage for tools and vehicles. The only operation conducted externally is bottling. On the ground floor, with independent access, there is also a small apartment consisting of a living room with kitchen, two bedrooms, and a bathroom.

Not far from the cellar is the **19th-century villa** (463 m² – 4,982 ft², 5 bedrooms and 4 bathrooms), in good structural condition with original finishes still clearly visible. The building is habitable but could benefit from some modernization interventions to improve its features and energy efficiency.

Between the villa and the cellar is the **private chapel** (44 m² – 473 ft²), with a rectangular single nave plan, very suitable for private ceremonies.

Next to the villa, there are a series of **agricultural buildings** (840 m² – 9,038 ft²) that in the past housed an olive mill, horse stables, a lemon house and various storage rooms for tools. These

buildings require renovation work and, in some cases, reconstruction, but the significant volumes present could be used to create additional guest units if interested in managing a hospitality activity.

EXTERIOR AND WINE PRODUCTION

The company extends over the Chianti hills for about **158.5 hectares (391.7 acres)** divided into two bodies located a few hundred meters apart. The company has been operating under certified organic regime since 2015.

The **vineyard** (40.0 ha) is the backbone of the business and the main cultivation focus. The vineyards are mainly composed of Tuscan varieties (Sangiovese, Canaiolo, Colorino, Ciliegiolo, Pugnitello, and Trebbiano), but international varieties are also present (Merlot, Cabernet Sauvignon, Chardonnay, and Sauvignon Blanc). The company produces the following wines:

- **Chianti Classico DOCG**: Sangiovese 95%, Merlot 5% (€ 30.00)
- **Chianti Classico DOCG**: Sangiovese 90%, Canaiolo 5%, Colorino 5% (€ 30.00)
- **Toscana IGT Rosso**: Ciliegiolo 100% (€ 25.00)
- **Toscana IGT Rosso**: Merlot 100% (€ 55.00)
- **Toscana IGT Rosso**: Sangiovese 95%, Merlot 5% (€ 60.00)
- **Toscana IGT Rosé**: Pugnitello 100% (€ 23.00)
- **Toscana IGT Bianco**: Chardonnay, Pinot Blanc, Sauvignon Blanc (€ 23.00)
- **Toscana IGT Bianco**: Trebbiano 100% (€ 50.00)

The rest of the estate includes a large **olive grove** (about 2.5 ha with **1,000 plants**), extensive areas of **arable land** (70.1 ha) cultivated with cereals, and woods (45.4 ha).



















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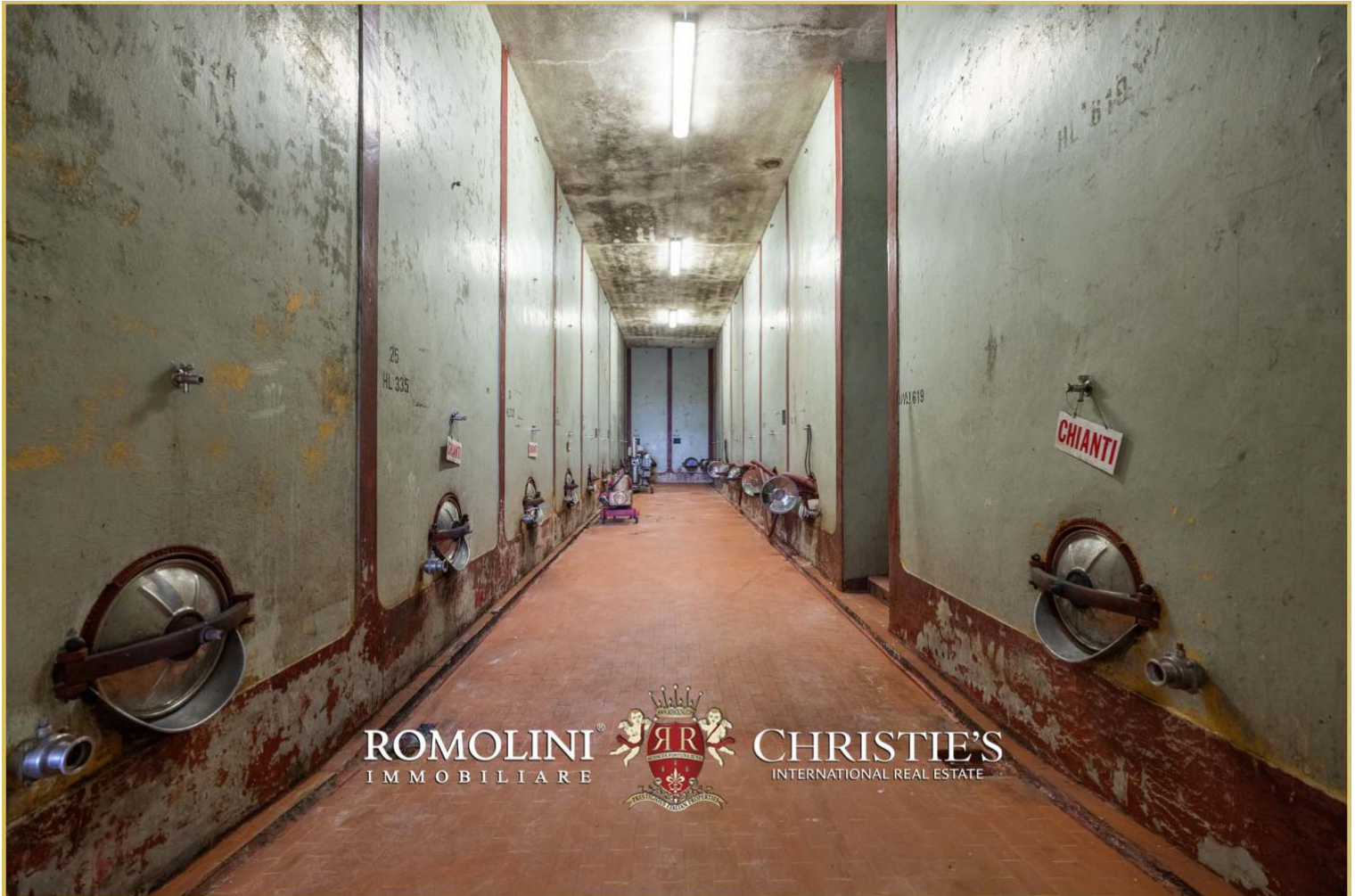
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