

AGRITURISMO WITH 2.8 HA OF VINEYARDS FOR SALE IN CHIANTI CLASSICO, GREVE, TUSCANY

Greve in Chianti – Florence – Tuscany



Interiors
720 m²

Bedrooms
13

Bathrooms
14

Swimming pool
12 × 6 m

Total land
5.5 ha

Vineyards
2.8 ha

Bottles of wine
20,000 max

On the hills of Chianti, not far from Greve, small 5.5-ha estate with Agriturismo and vineyard. The buildings are mainly intended for guest reception: the farmhouses (630 m² – 6,779 ft²) include eight independent apartments, plus a room with private bathroom, for a total of 25 beds which can use a 12 × 6 m swimming pool set in a very panoramic position with views of the surrounding vineyards. The Agriturismo is complemented by 4.8 hectares of agricultural land including a Chianti Classico DOCG vineyard (about 2.8 ha) and about 1.9 ha of fallow arable land.

SUMMARY OF THE PROPERTY

REFERENCE #: 3027 – PODERE SANTA CHIARA

TYPE: organic wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 720 square meters (7,747 square feet)

TOTAL ROOMS: 22

BEDROOMS: 13

BATHROOMS: 14

ANNEXES: agricultural buildings

MAIN FEATURES: stone walls, terracotta floors, wooden beams, fireplaces, Chianti Classico DOCG vineyards, garden, swimming pool

TOTAL LAND: 5.5 hectares (13.7 acres)

VINEYARDS: 2.8 hectares (6.9 acres)

WINE PRODUCTION: up to 20,000 bottles/year

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Greve in Chianti (3km; 5'), 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')

PODERE SANTA CHIARA

On the hills of **Chianti**, not far from **Greve**, small 5.5-ha **estate** with **Agriturismo** and **vineyard**. The buildings are mainly intended for guest reception: the **farmhouses** (630 m² – 6,779 ft²) include eight independent apartments, plus a room with private bathroom, for a total of 25 beds which can use a **12 × 6 m swimming pool** set in a very panoramic position with views of the surrounding vineyards. Accompanying this is an **administrative office with an adjoining sales room** (90 m² – 968 ft²).

The Agriturismo is complemented by **4.8 hectares of agricultural land** including a **Chianti Classico DOCG vineyard** (about 2.8 ha) and about 1.9 ha of fallow arable land, potentially usable for further vineyard expansion. The cultivation methods are strictly biological and aim for maximum respect for nature. Production can theoretically reach **20,000 bottles of wine per year**.

The estate is accessible via a comfortable paved road and is just 3 km from the center of Greve in Chianti, where all basic services are available. Its location is also very convenient for visiting the art cities of **Tuscany**, making the property very attractive to tourists.













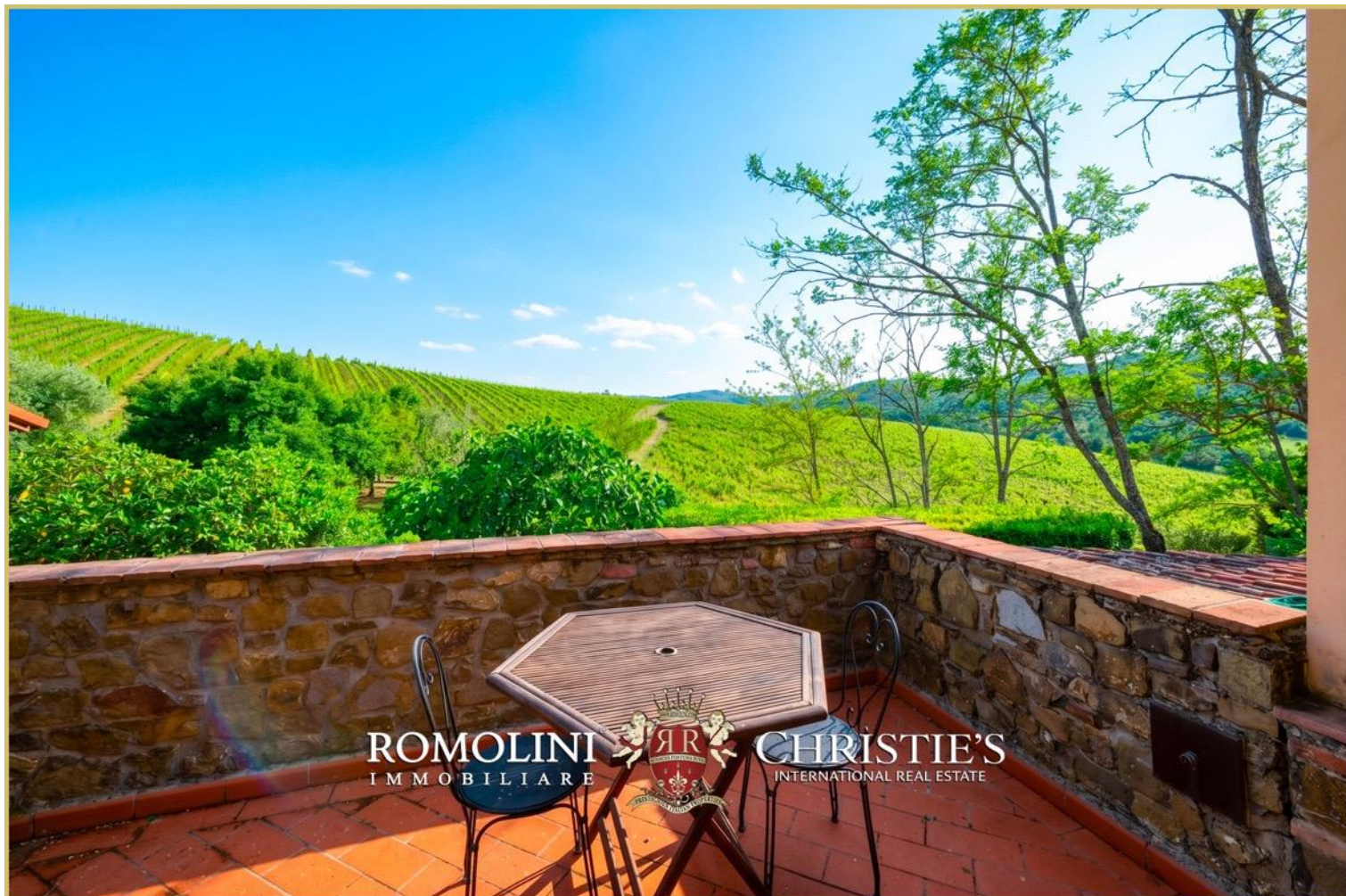


































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