

ESTATE WITH RURAL HAMLETS AND VINEYARDS FOR SALE IN CHIANTI, TUSCANY

Greve in Chianti – Florence – Tuscany



Interiors
1,307 m²

Bedrooms
16

Bathrooms
17

Total land
18.9 ha

Vineyards
7.7 ha

Olive grove
4.000 m²

The Chianti Classico hills, not far from the town of Greve in Chianti, rural estate of 18.9 hectares with two hamlets for sale. The property is the perfect starting point for a hospitality business thanks to the presence of as many as 16 bedrooms all arranged to ensure great privacy and confidentiality for guests. The agricultural land hosts a large vineyard (7.7 ha) that could be exploited by reactivating the winery present on the estate.

SUMMARY OF THE PROPERTY

REFERENCE #: 3076 – TENUTA GREVIGIANA

TYPE: estate

CONDITIONS: good

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 1,307 square meters (14,064 square feet)

TOTAL ROOMS: 43

BEDROOMS: 16

BATHROOMS: 17

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, fireplaces, *pietra serena* staircases, porches, terrace, wine cellar, vineyard, olive grove

EXTERIOR: 18.9 hectares (46.7 acres)

VINEYARDS: 7.7 hectares (19.0 acres)

OLIVE GROVE: 4,000 square meters (1.0 acre)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 303.50 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (600m; 2'), Panzano in Chianti (7 km; 10'), Radda in Chianti (20 km; 30'), Castellina in Chianti (20 km; 30'), Impruneta (22 km; 30'), San Casciano in Val di Pesa (23 km; 30'), Gaiole in Chianti (30 km; 40'), Florence (35 km; 50'), Barberino Tavarnelle (25 km; 35'), Colle di Val d'Elsa (40 km; 50'), Siena (45 km; 1h), San Gimignano (55 km; 1h), Arezzo (75 km; 1h 15'), Montepulciano (100 km; 1h 35'), Volterra (95 km; 1h 40'), Montalcino (95 km; 1h 40'), Cortona (110 km; 1h 40'), Lucca (115 km; 1h 35'), Pisa (125 km; 1h 45'), Bologna (125 km; 1h 35'), Perugia (145 km; 2h), Assisi (165 km; 2h 15'), Rome (275 km; 3h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (45 km; 50'), Pisa G. Galilei (125 km; 1h 45'), Bologna G. Marconi (125 km; 1h 35'), Perugia San Francesco (155 km; 2h 10'), Rimini F. Fellini (210 km; 2h 40'), Roma Ciampino (290 km; 3h 20'), Roma Fiumicino (305 km; 3h 30')

RIFERIMENTO

The **Chianti Classico** hills, not far from the town of **Greve in Chianti**, **rural estate** of 18.9 hectares with **two hamlets** for sale. The property is the perfect starting point for a hospitality business thanks to the presence of as many as **16 bedrooms** all arranged to ensure great privacy and confidentiality for guests. The agricultural land hosts a large **vineyard** (7.7 ha) that could be exploited by reactivating the winery present on the estate.



The property has all the necessary services in the nearby town and they can be reached on foot in a few minutes directly from the hamlets. For transportation, there is the great advantage of being about halfway (20 km) both from the **A1 motorway** and the **Florence-Siena highway junction**, ensuring a quick connection to most of Italy.

BORGLO GIULIANO

Farmhouse A (330 m² – 3,551 ft², 5 bedrooms and 4 bathrooms) is a rustic building on two levels, in good maintenance condition and divided into two independent apartments (both on two floors):

- **Apt. A:** living room, dining room with kitchen, three bedrooms, and three bathrooms;
- **Apt. B:** living room with kitchen, two bedrooms, and bathroom.

The **guesthouse** (239 m² – 2,572 ft², 4 bedrooms and 4 bathrooms), obtained from the old barn, is spread over two floors and hosts a garage and two bedrooms with bathrooms on the ground floor, and another two bedrooms with bathrooms on the first floor.

The **agricultural outbuilding** (76 m² – 818 ft²), located behind the farmhouse, consists of comfortable storage rooms, an original oven, and a room for the water pump.

The buildings are immersed in a **well-kept garden of 4,800 m²** enclosed by a hedge that keeps

prying eyes away. Access is provided by an automatic gate. The green space is very suitable for creating a swimming pool (subject to the necessary permits).

BORGLORENZO

Farmhouse B (386 m² – 4,153 ft², 5 bedrooms and 7 bathrooms) is spread over two floors and is characterized by a central tower. On the ground floor, next to the residence, is a large rustic room used as a wine fermenting room and/or storage for wines. The residential part consists of an entrance, breakfast room, reception, kitchen with pantry, service bathroom, room with en-suite bathroom, dressing room with bathroom, a small basement storage room, and exit to the rear loggia. Upstairs, there are four bedrooms, two with en-suite bathrooms and exit to the terrace, and two with shared bathrooms, and a staircase leading to the tower.

The **old wine cellar** (234 m² – 2,518 ft², 2 bedrooms and 2 bathrooms), located beside the farmhouse, is spread over two levels. The ground floor houses the grape processing rooms, a wine aging room, the storage for finished products, the company shop, and a locker room with a bathroom for employees. The upper floor houses an apartment in good shape consisting of a living room with kitchen, two bedrooms, and a bathroom.

These buildings also have an **exclusive garden of 5,100 m²**, again surrounded by a hedge and dotted with tall trees that ensure pleasant shaded corners for the summer. A project for a swimming pool was proposed here but never built: the only work done is a stone wall that would have separated the pool area from the actual garden, but work could always be resumed.

Not far from the cellar, there is a convenient **rural shed** (42 m² – 452 ft²) intended for storing farming tools.

EXTERIOR

The estate covers a total area of **18.9 hectares (46.7 acres)** on hilly terrain with excellent sun exposure. From a production standpoint, the property can count on a large **vineyard** (7.8 ha) and a small **olive grove** (about 4,000 m²). Currently, the wine production is halted, and the property is unused, but the winery already exists on the estate and could be easily restarted with a potential production, considering **IGT wines**, of about **130,000 bottles per year**.

The remaining part of the estate is made up of some arable land plots (about 2.6 ha), very suitable for planting vines, olives, or other local crops, and forests (about 7.1 ha) which offer various opportunities for excursions and walks in nature, offering shelter from the heat even in summer.





































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