

RURAL ESTATE WITH FARMHOUSE, VINEYARDS AND OLIVE GROVE FOR SALE IN TUSCANY

Barberino-Tavarnelle – Florence – Tuscany



Interiors
1,604 m²

Bedrooms
5

Bathrooms
4

Total land
44.8 ha

Vineyards
7.6 ha

Olive grove
8.4 ha

In the Tuscan countryside, in a private and secluded position surrounded by greenery, rural property of approximately 44.8 hectares, featuring a private lake, an articulated complex of buildings and extensive areas of vineyards and olive groves. The property comprises a main farmhouse, an agricultural outbuilding and an agricultural warehouse, in addition to further rooms used as storage and service areas. The presence of the agricultural buildings and land makes the estate particularly suitable for the continuation of an agricultural activity, while at the same time offering interesting possibilities for residential and tourism-accommodation development.

SUMMARY OF THE PROPERTY

REFERENCE #: 3078 – CASALE MONTECCHIO

TYPE: farmhouse

CONDITIONS: good

LOCATION: open, sunny

ACCESS: unpaved road

INTERIORS: 1,604 square meters (17,259 square feet)

TOTAL ROOMS: 29

BEDROOMS: 5

BATHROOMS: 4

ANNEXES: agricultural shed, outbuilding

MAIN FEATURES: stone and brick walls, terracotta flooring, exposed wooden beams, fireplace, vineyards, olive grove

EXTERIOR: 44.8 hectares (110.7 acres)

VINEYARDS: 7.6 hectares (18.8 acres)

OLIVE GROVE: 8.4 hectares (20.7 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + pellet stove

CLOSEST CITIES AND TOWNS

Closest services (2km; 3'), San Casciano in Val di Pesa (15km; 10'), Colle di Val d'Elsa (20km; 15'), Greve in Chianti (20km; 30'), Monteriggioni (30km; 25'), San Gimignano (30km; 35'), Siena (45km; 35'), Volterra (50km; 55'), Pisa (95km; 1h 20'), Pienza (95km; 1h 25'), Lucca (105km; 1h 10'), Montepulciano (105km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (45km; 30'), Pisa G. Galilei (90km; 1h 10'), Bologna G. Marconi (130km; 1h 20'), Perugia San Francesco (160km; 2h), Roma Ciampino (285km; 3h), Milano Linate (320km; 3h 5'), Roma Fiumicino (300km; 3h), Milano Malpensa (370km; 3h 45')

CASALE MONTECCHIO

In the Tuscan countryside, in a private and secluded position surrounded by greenery, **rural property** of approximately **44.8 hectares**, featuring a **private lake**, an articulated complex of buildings and extensive areas of vineyards and olive groves.

The property comprises a **main farmhouse**, an **agricultural outbuilding** and an **agricultural warehouse**, in addition to further rooms used as storage and service areas. The presence of the agricultural buildings and land makes the estate particularly suitable for the continuation of an agricultural activity, while at the same time offering interesting possibilities for **residential and tourism-accommodation development**.

The **main farmhouse** (584 m² – 6,284 ft²) is arranged over two floors. The ground floor is currently used as five storage and warehouse rooms, in addition to two further rooms.

The first floor houses **two independent apartments**, both with independent access via external staircases located on opposite sides of the building.

- **Apt. A:** large kitchen with dining area, living room, two bedrooms and a bathroom;
- **Apt. B:** arranged on a single level, comprises a kitchen, living room with dining area, two bedrooms and a bathroom.

The **outbuilding** (180 m² – 1,937 ft²), featuring rustic-style interiors and an original antique fireplace, comprises a room for agricultural workers, a dining room, a storage room, a warehouse and a bathroom.

The **agricultural warehouse** (840 m² – 9,038 ft²) is arranged over two levels. The basement floor houses an oil storage room, a bottling room, a warehouse, an ageing room and a canopy. The ground floor, located in a further wing of the complex, comprises a hallway, two warehouses, a wine-making room and a bathroom.

EXTERIOR

The property is surrounded by the countryside and enjoys a peaceful and private setting. A particularly interesting feature is the **private lake**, which contributes to the character of the landscape and further enhances the value of the estate.

The estate covers a total of approximately **44.8 hectares (110.7 acres)**, including vineyards, olive groves, and large tracts of arable land.

The **vineyards**, which face predominantly southwest and feature gentle slopes, cover approximately 7.6 hectares, of which 4.66 hectares with **Chianti Classico DOCG** appellation. The grape varieties consist of approximately 80% Sangiovese (present in various clones) accompanied by Malvasia Nera, Merlot, Colorino, San Colombano, and Malvasia Bianca. The vineyards are trained using traditional methods, primarily spurred cordon and Guyot, allowing for easy use of machinery.

The combination of the lake, the substantial buildings and the extensive land makes this property particularly interesting for those looking to purchase an **agricultural estate in Tuscany**, with the possibility of developing a project to enhance both the buildings and the agricultural activities.

The property lends itself to various possible uses, including the **continuation of the existing agricultural activity**, the creation of a private country residence or the development of a **tourist-accommodation project**, subject to the applicable planning regulations and the necessary permits.







































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