

Ref. 3092 – **CANTINA SANT'ANNA**

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ORGANIC WINE ESTATE FOR SALE IN VINCI, CHIANTI, 40' FROM FLORENCE

Vinci – Florence – Tuscany



Interiors
608 m²

Bathrooms
1

Swimming pool
8.5 × 4.5 m

Total land
6.7 ha

Vineyards
5.8 ha

Bottles of wine
81,000 max

Olive grove
98 trees

Located on the gently rolling hills of Vinci and Cerreto Guidi, about forty minutes from Florence, winery for sale. The estate covers a total area of approximately 6.7 hectares, combined, ideal for smooth and rational agricultural management, all completed with organic certification.

SUMMARY OF THE PROPERTY

REFERENCE #: 3092 – CANTINA SANT'ANNA

TYPE: wine estate

CONDITIONS: excellent

LOCATION: hilly, panoramic

ACCESS: unpaved road (250 m)

INTERIORS: 608 square meters (6,542 square feet)

TOTAL ROOMS: 10

BEDROOMS: 0

BATHROOMS: 1

ANNEXES: warehouse

MAIN FEATURES: modern building, wine cellar, Chianti DOCG vineyard, olive trees, organic certificate, swimming pool for events, warehouse, parking area

EXTERIOR: 6.7 hectares (16.5 acres)

VINEYARDS: 5.8 hectares (14.3 acres)

WINE PRODUCTION: 442 hl / year

OLIVE GROVE: 98 trees

GARDEN: yes, around the cellar

SWIMMING POOL: 8.5 × 4.5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Cerreto Guidi (2 km; 5'), Vinci (8 km; 15'), Empoli (10 km; 15'), Fucecchio (12 km; 20'), Montelupo Fiorentino (15 km; 20'), Capraia e Limite (15 km; 20'), San Miniato (20 km; 25'), Carmignano (25 km; 30'), Castelfiorentino (25 km; 30'), Lamporecchio (15 km; 20'), Montecatini Terme (40 km; 40'), Pistoia (45 km; 50'), Prato (45 km; 50'), Florence (50 km; 55'), Lucca (65 km; 1h), Pisa (55 km; 50'), San Gimignano (55 km; 1h), Livorno (70 km; 1h), Volterra (75 km; 1h 15'), Viareggio (90 km; 1h 20'), Siena (90 km; 1h 25'), Arezzo (115 km; 1h 35'), Bologna (120 km; 1h 40'), Montalcino (140 km; 2h), Perugia (175 km; 2h 15'), Rome (285 km; 3h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (50 km; 55'), Pisa G. Galilei (55 km; 50'), Bologna G. Marconi (120 km; 1h 40'), Perugia San Francesco (175 km; 2h 15'), Genova C. Colombo (210 km; 2h 30'), Roma Ciampino (285 km; 3h 15'), Roma Fiumicino (305 km; 3h 30')

CANTINA SANT'ANNA

Located on the gently rolling hills of **Vinci** and **Cerreto Guidi**, about forty minutes from **Florence**, **winery** for sale. The estate covers a total area of approximately **6.7 hectares**, combined, ideal for smooth and rational agricultural management, all completed with **organic certification**.

- **Vineyards surface:** 5.8241 hectares (14.4 acres)
- **Appellations:** Chianti DOCG (5.2508 ha) + Toscana IGT (0.5733 ha)
- **Varieties:** Sangiovese, Colorino, Foglia Tonda, Cabernet Sauvignon, Malvasia Bianca, Trebbiano, Viognier, Ciliegiolo
- **Training:** Guyot (4,400 vines / ha)
- **Planting years:** 2003 – 2014
- **Altitude and exposure:** 40 m asl (south)
- **Soil composition:** clayish
- **Yearly production:** about 8,000 bottles + 382 hl bulk

The estate's biodiversity is completed by a **specialized olive grove with 98 mature Leccino trees**. The production (registrable as Toscana IGP) yields every year an extra virgin olive oil of extraordinary purity and freshness, ideal for complementing the estate's product portfolio.

The operational core of the company is represented by a highly functional complex. The **wine cellar** (414 m²) is a real operational structure with very high capacity, equipped with a range of thermally controlled stainless-steel tanks (1,131 hl) complemented by an 11.2 hl barrel cellar. Other buildings are intended for agricultural storage for vehicles and equipment (194 m²).

Near the entrance gate, a large flat area is perfectly suited for the realization of an exclusive stop and motorhome storage area, potentially integrated with an intimate bistro-restaurant ideal for tasting and direct enhancement of the wines and products of the cellar. The **above-ground swimming pool** located in front of the cellar allows for organizing events and tastings in an alternative format.





















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com