

## AZ184 - In the Chianti area, 206 hectares winery with farmhouses and buildings



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre

#### Location

Pays: Italie  
État/Région/Province: Toscane  
Ville: Certaldo  
Soumis: 11/03/2023

#### Description:

FLORENCE, loc. Certaldo: in the Chianti area, farm of approximately 206 Ha with farmhouses and buildings as follows:

#### \* BUILDINGS

The farm consists of two separate farm centres with respective stone farmhouses and buildings.

- The first farm centre is divided into:

a) farm centre of approximately 900 square metres on two levels with, on the ground floor, a cellar with vat room, bottling area and storage rooms; on the first floor, accessed by means of convenient internal stairs, are the company's administrative offices, various rooms used as oil packaging and bottling areas, storage rooms, etc., The farm centre has a large yard for loading and unloading, including car parking for employees of approximately 4,700 square metres.

b) complex with main building and annex, used as equipment storage, in addition to the living area on the first floor.

\* The second business centre is divided into:

a) Building in a detached body of approximately 340 square metres on two levels consisting of 14 living

rooms and rooms for agricultural use.

- b) A nucleus consisting of five buildings with a main building of approximately 800 square metres on two levels (partly under renovation) with cellars, cellar rooms and storage on the ground floor and living quarters of 16 rooms plus services on the first floor and four buildings on one level with a total covered area of approximately 640 square metres.
- c) Building of 137 square metres used as a machinery and agricultural tools shed.
- d) Shed of 358 square metres for the storage of large agricultural machinery.

Possibility of exploiting residual cubage.

#### \* LAND

The farm's cultivation system is purely viticultural and olive-growing. The total surface area of the farm, approximately 206 ha, is divided between the various crops as follows

- vineyard in full production of about 75.5 Ha, mainly Sangiovese and in part, Merlot, Cabernet Sauvignon, Malvasia and Trebbiano. The perfectly cultivated vineyard is prepared for mechanical harvesting.
- Olive grove of about 8.5 Ha of Leccino and Moraiolo quality in full production.
- Arable land of approximately 72 Ha, suitable for any type of cultivation or vineyard replanting.
- Woodland approx. 47.5 Ha.
- Meadows and pastureland 2.5 ha approx.

#### USE

The farm is productive and has enormous potential for development, it is an interesting property as it includes two important business centres, vineyards that produce an excellent wine and oil. The property can be sold inclusive of all equipment for the cultivation and production of wine and oil.

#### LOCATION

The property is located in the centre of Tuscany, in the area of Florence (FI) only 4 km from Certaldo in a well accessible position and excellently connected to the A1 motorway

#### **Commun**

Pied carré fini: 2061700 m<sup>2</sup>

#### **Room details**

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Total rooms: 1

**Lease terms**

Date Available:

**Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/CEAS-T743/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T743/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: az184

