



## Estate with Winery and Village, Greve in Chianti, Florence – Tuscany



### Information de l'agent

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Nom:              | ArKadia                                                                                          |
| Nom de compagnie: |                                                                                                  |
| Pays:             | Royaume-Uni                                                                                      |
| Téléphone:        |                                                                                                  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                  |
|--------------|------------------|
| Propriété à: | Vendre           |
| Prix:        | USD 4,077,130.41 |

### Location

|                       |                  |
|-----------------------|------------------|
| Pays:                 | Italie           |
| État/Région/Province: | Toscane          |
| Ville:                | Greve in Chianti |
| Indicatif régional:   | 50022            |
| Soumis:               | 07/08/2026       |

### Description:

A restored estate with pool, fine vineyards and olive groves, in the authentic heart of the Florentine countryside, for sale in Greve in Chianti.

In the heart of Chianti Classico lies this organic estate, an authentic medieval village dating back to the 1200s that embodies the essence of Tuscany. The property covers a total area of over 31 hectares/76.6 acres, a mosaic of outstanding agricultural land comprising 4.24 hectares/10.5 acres of DOCG vineyards and 1.35 hectares/3.34 acres of olive groves, offering an oasis of complete privacy and harmony with the surrounding natural landscape. The rural architecture celebrates tradition through skilfully restored exposed stone façades, where the warmth of the natural material blends with the elegance of the finishes. Inside, the ceilings reveal exposed wooden beams and terracotta tiles, whilst the Tuscan terracotta floors and large stone fireplaces create spaces of understated and timeless elegance. The residential complex covers 882 sq m/9493.7 sq ft and is divided into two main sections offering a total of 19 bedrooms and 12 bathrooms. Section A is dedicated to hospitality, comprising six self-contained apartments, whilst Section B comprises the main residence, a further four apartments, a refined guest house and the estate's operational premises. The wine-making operations are supported by 701 sq m/7545.5 sq ft of technical outbuildings, including a winemaking cellar, a barrel cellar for ageing wine and a tasting room with offices. Outside, there is a 13x7 m/42.7x22.9 ft infinity pool overlooking the panoramic views. Well-maintained gardens, brick terraces and private parking areas complete this property, where organic production blends with a prestigious lifestyle.



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PROPERTY Ref: CNT3683

Location: Municipality: Greve in Chianti, Province: Florence, Region: Tuscany

Type: 882 sq m/9493.7 sq ft organic estate/farm with a historic hamlet dating back to the 1200s, wine-making cellar, apartments, guest house, infinity pool and hectares of land

Year of construction: 1200

Year of restoration: 2001

Conditions: good

Garden: private garden of 10000 sq m/107639.10 sq ft

Land: 31.4 hectares/76.6 acres of land, comprising 4.24 hectares/10.5 acres of vineyard, 1.35 hectares/3.34 acres of olive grove with 360 trees, 6.01 hectares/14.85 acres of arable land, 17 hectares/42.01 acres of woodland and 1 hectare/2.47 acres of orchard

Terrace/Balcony: 3 terraces and 1 balcony, covering a total area of 142.06/1529.12 sq ft

Swimming pool: 13x7 m/42.7x22.9 ft infinity pool with panoramic views

Parking: private parking area with 9 uncovered parking spaces

## WINE PRODUCTION DETAILS

- Current vineyard area: 4.24 ha
- Designations: Chianti Classico DOCG, IGT Toscana
- Varieties: 82.1% Chianti Classico DOCG, 17.9% IGT Toscana
- Annual production: 20000 bottles per year
- Wines produced: Chianti Classico DOCG Vintage and Riserva, IGT Red and Rosé

## DETAILS ON EXTRA VIRGIN OLIVE OIL PRODUCTION

- Area: 1.35 hectares with 360 trees
- Designations: extra virgin olive oil
- Annual production: 500–600 litres per year

Utilities:

Fixed telephone network: available

Internet: satellite TV

Heating: LPG-fuelled gas heating, traditional wood-burning fireplaces in the various apartments

Water: spring well, well with lift pump, chlorination system and water softener

Electricity: available

Water waste: three-chamber septic tanks

Distance from services: 4.5 km/2.79 miles



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Distance from main airports: Florence 40 km/24.85 miles, Pisa 95 km/59.03 miles

Gravel road: 0.35 km/0.22 miles

Layout:

Section A – Holiday Home

6 independent apartments, with a total of 11 bedrooms

Section B – Farm Holiday Centre and Production Facilities

4 independent apartments, 1 independent one-bedroom apartment (guest house), with a total of 8 bedrooms, farm operational premises

Annexes:

Wine-making and production room of 96.90 sq m/1043.02 sq ft; materials and equipment storage room of 37.05 sq m/398.80 sq ft; office and tasting room of 118.81 sq m/1278.86 sq ft; barrel cellar/wine ageing room of 47.50 sq m/511.29 sq ft; wine cellar of 300.26 sq m/3231.97 sq ft

Année: 1200

## Commun

Pied carré fini: 882 m<sup>2</sup>

Dimesions du lot: 314075 m<sup>2</sup>

## Building details

Parking: Oui

Outdoor Amenities: Pool

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1959/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1959/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 45929



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