



## Historic villa with DOCG vineyards, Montespertoli, Florence - Tuscany



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 7,866,771.14

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Tuscany
Város:	Empoli
Irányítószám:	50053
Feladta:	2026. 05. 30.
Leírás:	

Authentic 120-hectare estate featuring a 1500s manor villa paired with rustic style farmhouses, a wine making facility, for sale near Florence. Set in a charming landscape in the heart of Tuscany, in the picturesque hills of Chianti, just a short distance from Florence, the estate spans 120 hectares and boasts a centuries-old agricultural tradition, focused on certified organic cultivation of high-quality grape varieties and olive groves. The main residence is a 16th-century villa of 500 square meters, embodying the elegance of Tuscan classicism, with refined, spacious living areas and five bedrooms. Enhancing the complex, there are two recently renovated former farmhouses and a barn, which house eight guest apartments of different sizes, totaling twenty bedrooms. Each space is a tribute to traditional Tuscan rustic style, with wooden beam ceilings and terracotta floors that create a warm and authentic atmosphere. The vineyard spans 28 hectares and is planted with indigenous varieties such as Sangiovese, Canaiolo, Ciliegiole, Colorino, Trebbiano, as well as international varieties like Cabernet and Merlot, producing wines of exceptional quality, including Chianti Colli Fiorentini DOCG, IGT Toscana SuperTuscans, and Vinsanto DOC. Complementing the wine production, 26 hectares of olive groves complete the picture of this outstanding estate. The winery, an imposing space of some 1400 square meters, is fully equipped for winemaking, reinforcing the value of this property as one of the most prestigious in the region. A unique opportunity for those who wish to own a piece of Tuscan paradise, rich in history and tradition, with great potential for future development.

PROPERTY Ref: FIR3767

Location: spread across three municipalities: Montelupo Fiorentino, Empoli, and Montespertoli,



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Province: Firenze, Region: Tuscany

Type: 120 hectares/296 acres farm including 1994 sq m/21463 sq ft of residential buildings featuring an historic villa and farmhouses paired with cellars and agricultural warehouses for an additional 1400 sq m/15069 sq ft

Year of construction: 1500 villa, 1800 farm buildings

Land: 120 hectares/296 acres including garden grounds, private access driveway, areas designated for parking and maneuvering spaces, agricultural land including 28 ha/69 acres of vineyards and 26 ha/64 acres of olive groves

Parking: outdoor parking facility

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: LPG

Water: mains city supply + private wells

Electricity: available

Waterwaste: Imhoff tank

Air conditioning in all rooms

Barbecue area and wood oven

Distance from services: 5km/3 miles

Distance from the main airports: Florence 28Km/17 miles, Pisa 58km/36 miles

## DETAILS ON WINE PRODUCTION

- Current vineyard surface: 28 ha/69 acres
- Appellation: Chianti Colli Fiorentini DOCG, Toscana IGT- Varieties: Sangiovese (19 ha), Merlot (2 ha), Canaiolo (1 ha), Cilieggiolo (1,5 ha), Cabernet (1 ha), Colorino (1,5 ha), Trebbiano (2 ha)
- Average altitude: 150 – 250 m asl
- Planting distance: 2,50×0,70 m | 2,50×0,80 m | 2,80×1,00m | 2,90×1,00 m
- Years of planting: 2 ha/5 acres planted in 2024
- Training: pruned-spur cordon (5,270 vines/ha)
- Wine produced: Chianti Colli Fiorentini DOCG, Toscana IGT, Vinsanto del Chianti DOC

## DETAILS ON EVO OIL PRODUCTION

- Surface area: 26 ha/64 acres
- Annual production: between 3000 to 8000 litres

Layout:

Manor Villa of 400 sq m/4305 sq ft with 5 bedrooms, 6 bathrooms + laundry room of 100 sq m/1075 sq ft

Country house 1: two-story former farmhouse of 226 sq m/2432 sq ft including:

Apartment 1 – Ground Floor, 44 sq m/473 sq ft with 2 bedrooms, 1 bathrooms

Apartment 2 – First Floor, 114 sq m/1227 sq ft with 2 bedrooms, 2 bathrooms

Apartment 3 – First Floor, 68 sq m/731 sq ft with 2 bedrooms, 2 bathrooms and storage room on the ground floor



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Barn – 158 sq m/1700 sq ft on two levels 3 bedrooms, 2 bathrooms  
Country house 2: in front of the villa, 320 sq m/3444 sq ft including:  
Apartment 1 – 57 sq m/613 sq ft 2 bedrooms, 1 bathroom  
Apartment 2 – 102 sq m/1097 sq ft 3 bedrooms, 2 bathrooms  
Apartment 3 – 69 sq m/742 sq ft 2 bedrooms, 2 bathrooms  
Apartment 4 – 92 sq m/990 sq ft 3 bedrooms, 2 bathrooms  
Winemaking facility building with cellars and annexes of approximately 1400 sq m/3459 sq ft  
Built: 1500

## Building details

Emeletek száma: 3

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/SIFI-T1900/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1900/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 47323

