



## Eighteenth-century Manor with wine cellar and vineyards - Siena



### Informazioni sull'Agente

|                   |  |
|-------------------|--|
| Nome:             | ArKadia  |
| Nome della ditta: |  |
| Nazione:          | United Kingdom   |
| Telefono:         |  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 5,280,696.42 |

### Posizione

|                              |               |
|------------------------------|---------------|
| Nazione:                     | Italia        |
| Stato / Regione / Provincia: | Tuscany       |
| Città:                       | Monteriggioni |
| Cap:                         | 53035         |
| Pubblicato:                  | 22/08/2025    |

### Descrizione:

Supreme opportunity in Chianti near Siena, for sale over 500-acre authentic Italian Eighteenth century estate with vineyards and cantina. Among the Chianti hills, at 350 meters above sea level, halfway between the magnificent Gothic city of Siena and the medieval castle of Monteriggioni, just 40 minutes south of Florence, Palazzetto Manor dominates an enchanting scenery over its 205 hectares/506 acres of private land accounting its first vineyards planted back in 1970. Built on the foundations of a medieval fortress, this classic 18th-century villa extends over three floors overlooking the park; the stone decorations enhance its elegant character, typical of the country residences of Sieneese aristocratic families. The interior can accommodate either a private residence or a boutique hotel up to 8-10 bedrooms, all boasting natural light and views over the park and the surrounding with villages, woods and isolated farmhouses. The entrance foyer and main staircase are suitable for the installation of a modern elevator. The main hall on the first floor features a full-height arched window, a fireplace and access to a balcony and bridged walkway leading to a great terrace. Here a brick balustrade frames the magnificent open landscape. Recent renovations included the complete re-roofing, plastering of the facades, a pellet boiler heating system, parquet flooring and full decoration of two elegant bathrooms on the first floor. The large terrace is the rooftop of the second building dedicated to the winery facility, with stunning brick vaulted ceilings, and producing some 30,000 bottles of Chianti Colli Senesi DOCG and Toscana IGT a year, sold both in the domestic and foreign markets. The vineyards, in conversion to organic with certification expected in 2026, cover approximately 14 hectares/34.5 acres and are planted mainly with Sangiovese, Canaiolo, and vines of Cabernet Sauvignon, Merlot and Syrah. From the cantina ground



floor, a stone-walled tunnel, built in the first half of the 1900s, provides a very impressive connection to a cave and to an internal staircase leading directly to the main foyer of the house. It is possible to transform the cellar building into living quarters and create a new separate building entirely dedicated to the farm and winery facilities. Part of the arable land can also be converted to vineyards to increase production. With its strategic location on the outskirts of the city of Siena, elegant historical features with over three hundred years of history and a long passion for Tuscan red wines, Palazzetto Mansion offers a great opportunity to become an exclusive boutique wine resort or a fine and luxurious private residence to enjoy with family and friends.

PROPERTY Ref: SIE3021

Location: Monteriggioni, Province: Siena, Region: Tuscany

Type: 205-hectares/506 acres farm cultivating vineyards and olive groves, featuring a 800 sq m/8611 sq ft 18th century three story villa, a 650 sq m/6996 sq ft stone building with roof terrace dedicated to wine making facility, garage and annexes

Year of renovation: facades and roof completed 2022

Land/Garden: 205 hectares including 60 ha/148.2 acres of arable land, 125 ha/308 acres of forest, 14 ha/34.5 acres of vineyards, 1.6 ha/4 acres of olive groves, and over 4 ha/10 acres of pasture and rural areas

Swimming pool: option available to build it either for private use (5x10mt) or tourism hospitality (7x14mt)

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: methane + pellet + fireplaces

Water: mains city supply + private well

Electricity: available

Waterwaste: Imhoff tank

Distance from services: 5km

Distance from the main airports: Firenze 70km, Pisa 95km

Gravel road: 300 mt

Manor Villa

Basement Floor: vaulted cave with access to tunnel

Ground Floor: entrance hall with foyer and stairs to the various floors, living room, study, staff rooms, pantry, kitchen, butler and back staircase, technical room with pellet boiler and storage room with easy outdoor access

First Floor: double living room with fireplace and access to a balcony, a bridge and a great panoramic terrace, eat-in kitchen, 3 double bedrooms, 1 family bathroom, 1 bedroom with en suite bathroom

Second Floor: 10 rooms to be converted in further bedrooms and bathrooms

Stone building Cantina

Ground Floor: 2 rooms with production areas, steel tanks and wooden barrels, a tunnel and access to the villa cave



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First Floor: rooms for storage and warehouse use with three entrances directly from the outdoor

## DETAILS ON WINE PRODUCTION

- Current vineyard surface: 14 hectares/34.5 acres
- Appellation: Chianti dei Colli Senesi DOCG, IGT Toscana
- Varieties: Sangiovese, Canaiolo, Merlot, Cabernet Sauvignon, Syrah
- Average altitude: 250 – 330 m asl
- Soil: - Planting distance: 2.50x0.90 m
- Years of planting: 1974 – 2000 - 2003 – 2005
- Training: pruned-spur cordon (4,000 vines/ha)
- Yearly production: up to 30,000 bottles
- Wine produced: Chianti dei Colli Senesi DOCG, IGT Toscana
- Wine making Facility: 650 sq m/6996 sq ft two-story stone building with roof terrace

Costruito: 1700

## Comune

Finito piedi quadrati: 2050000 mq

Dimensione del lotto: 2050000 mq

## Building details

Numero di piani: 4

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/SIFI-T1588/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1588/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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