



## AZ349 - Organic wine farm with 34 hectares of land, winery and oil mill



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor: Koop

#### Locatie

Aanbevolen Auto Onderdelen: Italy  
Staat/Regio/Pronvincie: Tuscany  
Plaats: San Casciano in Val di Pesa  
Geplaatst: 18-02-2025  
Omschrijving:

San Casciano in Val di Pesa (FI): Organic wine farm consisting of three buildings and approximately 34 hectares of land with a hilly location situated 15 minutes from the center of Florence in the protected wine area of Chianti Classico Gallo Nero and in the production area of IGT Tuscan oil at an altitude of 300 m above sea level, thus divided:

- Approximately 24 hectares of vineyard in production, of which 14 hectares are Chianti Classico DOCG and 10 hectares are IGP Tuscan;
- Approximately 6 hectares of olive grove specialized in production;
- Approximately 3.8 hectares of arable land with stony soil derived from ancient eroded mountains, which, thanks to the temperate climate, makes the land ideal for new plantings of olive trees and vines. The property has two lakes for irrigation;
- Approximately 0.2 hectares of forest;

#### Buildings:

1) Main farmhouse of 540 sqm on two levels divided into two apartments with cellar and oil mill, thus composed:

#### Apartment with independent access:

- Basement: technical room and covered parking;
- Ground floor: living room, kitchen, and service bathroom;
- First floor: four bedrooms, storage room, and two bathrooms.

#### Apartment with independent access on two levels:

- Ground floor: living room with kitchenette, hallway with access to the cellar, and three rooms used as tool storage with independent entrance;
- First floor: two bedrooms and bathroom.



Completing the main farmhouse are a cellar and an oil mill in the basement with a small bathroom, a porch leading to a large warehouse, and a storage room on the ground floor.

2) Farmhouse composed of two apartments and three storage rooms for a total of 220 sqm thus divided:

- Apartment on the raised ground floor with living room, kitchen, master bedroom, small bedroom, and bathroom;
- Apartment on two levels with living room and kitchen on the ground floor, two bedrooms, and bathroom on the first floor;
- On the ground floor of the farmhouse, there is also a boiler room, henhouse, cellar with independent access, warehouse with two communicating rooms and service, and an additional warehouse with two communicating rooms.

3) Warehouse/storage with two warehouses and a shed for the storage of vehicles and agricultural equipment of approximately 200 sqm in total.

Panoramic hilly location, 15 km from Florence.

## Algemeen

Slaapkamers:	10
Badkamers:	8
Afgewerkte vierkante meter:	960 m <sup>2</sup>

## Room details

Total rooms:	17
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## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/CEAS-T1530/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1530/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: az349

