



## AZ184 - Azienda vitivinicola di 140 ettari con casali in pietra , cantina annessi e lago privato



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 3,200,000

### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Gambassi Terme  
Posted: Mar 11, 2023

### Description:

GAMBASSI TERME (FI) - In the heart of the Tuscan hills, in the Chianti area just a few kilometers from Florence, there is an agricultural estate of approximately 140 hectares with farmhouses and buildings.

### BUILDINGS

The agricultural estate consists of various buildings for the use of the company:

- a) Main building of about 900 square meters on two levels (partly undergoing renovation) with cellars, treading rooms, and storage on the ground floor, and a residence with 16 rooms plus services on the first floor and three attic rooms on the second floor; it includes two annexes totaling about 150 square meters, partially renovated;
- b) Farmhouse of 750 square meters on two levels to be renovated;
- c) Single-level building of 137 square meters for residential use composed of a living room, dining room, kitchenette, two bedrooms, two bathrooms, and a storage room; includes a porch of 65 square meters;
- d) Dependence of 169 square meters;
- e) Agricultural shed of 220 square meters for tool storage;
- f) Storage cellar of 200 square meters;
- g) Machinery storage shed of 500 square meters.

### LAND DIVISION



The agricultural cultivation is predominantly viticultural and olive-growing. The total area of the estate, amounting to about 140 hectares, is divided among the various crops:

- Vineyard in full production of about 40 hectares (27 hectares Chianti and 13 hectares red-white IGT) of predominantly Sangiovese quality and, to a lesser extent, Merlot, Cabernet Sauvignon, Malvasia, and Trebbiano. The perfectly cultivated vineyard is suited for mechanical harvesting.
- Olive grove of about 4 hectares composed of 1,200 plants of Leccino and Moraiolo quality in full production.
- Arable land of about 45 hectares (30 hectares hilly and 15 hectares flat), suitable for any type of cultivation or replanting of vineyards.
- Forest of about 35 hectares.
- Remaining uncultivated land.
- Artificial lake with the possibility of water extraction for irrigation.

## USE

The estate is productive and has enormous development potential; it constitutes an interesting property as it includes an important business center, vineyards that produce excellent wine and oil. The property can be sold including all equipment for cultivation and the production of wine and oil.

## LOCATION

The property is located in the center of Tuscany, in the Florence (FI) area, just 4 km from Certaldo, in a well-accessible position and well connected to the A1 motorway.

### Common

Bedrooms:	10
Bathrooms:	3
Finished sq. ft.:	2620 sq m

### Room details

Total rooms:	22
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### Building details

Number of Floors:	2
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### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/CEAS-T743/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CEAS-T743/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:

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