



## AZ294 - Organic Winery Estate spanning 132 hectares with a medieval village



### 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

#### Location

Country: Italy  
 State/Region/Province: Tuscany  
 City: Castellina in Chianti  
 Posted: Mar 22, 2024

#### Description:

Castellina in Chianti (SI): Organic winery estate spanning 132 hectares with a medieval village dating back to the year 1000 AD, comprising:

32 hectares of vineyards, including 18 hectares of Chianti Classico DOCG vineyards and 14 hectares of IGT vineyards. The main grape varieties include Sangiovese, Chardonnay, Sauvignon Blanc, Cabernet Sauvignon, Merlot, and Petit Verdot, with various planting years, arranged in orderly rows with excellent yields.

4 hectares of olive groves in production, featuring Frantoio, Moraiolo, Leccino, and Pendolino olive varieties.

45 hectares of hillside arable land suitable for any crop and vineyard replanting.

45 hectares of coppice woodland.

7 hectares of pasture and fallow land.

Stone farmhouse serving as the main residence, approximately 1050 square meters over two levels, featuring various lounges, a study, two bathrooms, and four bedrooms on the ground floor; a spacious rustic kitchen, lounge with fireplace, four bedrooms, and two bathrooms on the first floor.

Farmhouse converted into a Tuscan-style agriturismo of 240 square meters, comprising a studio apartment with bathroom and warehouse on the ground floor, living room, kitchen, three bedrooms, and two bathrooms on the first floor.

House serving as caretaker's accommodation and offices, approximately 240 square meters.

Offices, warehouses, and logistic facilities including wine vinification, refinement, and aging rooms, storage facilities with all services.



Underground cellar of 2070 square meters with wine vinification and aging rooms, constructed in reinforced concrete with typical cross-vaulted ceilings.

Machinery shed of 340 square meters and animal shelter of approximately 100 square meters.

The estate has been certified organic since 2012 and is part of the Chianti Classico Gallo Nero Consortium, producing Chianti Classico wines, IGT wines, Vin Santo del Chianti Classico, Extra Virgin Olive Oil, and Grappa del Chianti Classico, highly regarded worldwide with 85% of production destined for export.

Unique location, immersed in the Tuscan landscape.

### Common

Bedrooms:	13
Bathrooms:	9
Finished sq. ft.:	5380 sq m

### Room details

Total rooms:	20
--------------	----

### Building details

Number of Garages:	1
--------------------	---

### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/CEAS-T1319/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CEAS-T1319/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

### Contact information

IMLIX ID:	az294
-----------	-------

