



## Chianti Classico Vineyards Farm, Gaiole in Chianti-Tuscany



### 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:	USD 3,813,836.3

### Location

Country:	Italy
State/Region/Province:	Tuscany
City:	Gaiole in Chianti
ZIP code:	53013
Posted:	Nov 22, 2025

### Description:

Discover the ultimate wine-lover's paradise with Apolloni & Blom, 30 acres Chianti Classico winery and vineyards for sale in Gaiole in Chianti, Siena. Buy your own slice of Tuscan paradise today and become part of a rich heritage steeped in tradition and excellence. The Moist Flavour Winery vineyards stretch across a southern slope close to Gaiole in Chianti, covering an overall area of 12 hectares/29.5 acres set at 390/440 meters above sea level, south-facing with great sun exposure. Since its beginnings, in 1993, all of the vines have been renewed. Today's density of some 5,000 fruitful vines per hectare provides some of the finest Chianti Classico and Supertuscan wines awarded by Gambero Rosso, Espresso, Slow Food, Veronelli, Wine Spectator, Parkers Wine Advocate, Dagbladet, Dagasavisen, Falstaff, Feinschmecker and Vinum und Merum, to mention a few. The cellar is located in a dominant position above the vineyards, embedded in a classic Tuscan complex of medieval stone buildings, with a free view across the picturesque hills of Chianti. On the edge of the hamlet the 560 sq m/6028 sq ft cellar spreads on two floors and has a large outdoor parking and a belvedere terrace. The ground floor include the wine making facility featuring steel tanks, oak barrels, and Barriques rooms, and on the first floor are the offices. Possibility to install a photovoltaic system with solar panels on the south-facing roof. Two detached annexes, close to the vineyards, are used as deposit and storage but could be converted in guest cottages and detached homes. On the back of the winery facility, the oldest building of the medieval borgo, within the typical stone paved back streets, is also included in the sale. It consist of a classic stone three-story terraced house, 400 sq m/4306 sq ft of total surface partly used as warehouse, is in need of full upgrade and restyling yet with great original features. Once restored could be used as a year-round home, staff



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quarters or for holiday let. Apolloni & Blom is at your complete disposal with a local network of agronomists, enologists, project managers and constructors to support you in this new journey as a Tuscan wine producer! Contact us for more details!

PROPERTY Ref: CNT3436

Location: Gaiole in Chianti, Province: Siena, Region: Toscana

Type: 12 ha/29.5 acres Chianti winery including a 560 sq m/6028 sq ft two-story winemaking facility; 400 sq m/4306 sq ft three-story country house; 2 annexes

Land: fully fenced 12 hectares/29.5 acres of vineyards

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: methane

Water: mains city supply

Electricity: available

Possibility to install a photovoltaic system with solar panels

Distance to services: 5 km/3 miles

Distance to the main airports: Florence 69 km/43 miles, Pisa 120km/75 miles, Perugia 123 km/76 miles

## DETAILS ON WINE PRODUCTION

- Current vineyard surface: 12 hectares/29.5 acres

- Appellation: 9 hectares/22 acres Chianti Classico DOCG, 3 ha/7 acres of IGT Toscana

- Varieties: 7,5 ha/18.5 acres Sangiovese, 2,5 ha/6 acres Merlot, 2 ha/5 acres Colorino/Angellotta

- Average altitude: 390 - 445 m asl

- Soil: clay

- Years of planting: 1993-2006

- Training: pruned-spur cordon (5,270 vines/ha)

- Yearly production: up to 80,000 bottles (0,75 lt bordolese bottle)

- Wine produced: Chianti Classico DOCG, IGT SuperTuscan, Grappa, Vinsanto DOC Chianti Classico

Layout:

Cellar:

Ground Floor: entrance hall, cellar for steel tanks of 4,000 and 5,000 lt and fibre glass tanks of 3,500 lt, cellar for barriques (228 lt) and for oak barrels of 1,700 lt and 5,000 lt, cellar for concrete tanks of 3,500 lt, 5,000 liters, 13,700 lt, 14,000 lt and 15,000 lt, vinsantaia aging room housing 56 caratelli barrels with a 50 lt capacity each

First Floor: office and 1 bathroom

Terraced House in borgo:

Ground floor: cellars, entrance hall with staircase up to the first floor

First Floor: hallway, kitchen, 6 bedrooms, one with fireplace, 2 bathrooms

Second Floor: attic space



Annexes: 125 sq m/1346 sq ft and 25 sq m/270 sq ft detached annexes used for tool and agricultural machinery storage

Year of construction: 1400

Year of restoration: 1993

Condition: wine cellar in good condition; country house in need of updating

Built: 1400

## **Common**

Finished sq. ft.: 120000 sq m

## **Building details**

Number of Floors: 3

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/SIFI-T1737/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1737/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 40963

