



Category: Farmhouse

Location: Castellina in Chianti

Province: Siena

Rif: 408

Premises surface: 5800

Price: 11.000.000,00

Reference: 408

N° bagni: 8

N° Camere: 8

The charm of Chianti - Organic winery, located in the hills of Chianti Classico. From the ruins of an ancient castle, expertly restored, rises this village with 135 hectares, which includes 33 hectares of vineyards. The property includes the 1300m<sup>2</sup> main house, 3 apartments, offices, tasting rooms and over 2000m<sup>2</sup> of underground cellar with colonnades, arches and vaulted ceilings, an enchanting combination of modern engineering and history. During the renovation, all the typical characteristics of the Tuscan countryside were maintained, rough stone facades overlooking a courtyard, here it is possible to see the ancient walls of the castle, and the interiors embellished with a rustic style with high ceilings with wooden beams and exposed terracotta tiles, stone walls, brick arches and wood-burning fireplaces. The company, which has received organic certification since 2012, has an annual wine production of approximately 120,000 bottles, with a potential capacity of 200,000 bottles. The wines produced have been particularly known and appreciated on the foreign market since the 1980s. Chianti Classico DOP is produced for 15.6 hectares and Toscana IGT for 17.6 hectares, the varieties produced are Sangiovese, Merlot, Petit Verdot, Cabernet Sauvignon, Sauvignon Blanc, Chardonnay. In addition, 2000 kg of EVO oil is produced per year, DOP Chianti Classico for 1.8 hectares, DOP Chianti Colli Senesi for 4.9 hectares and the varieties produced are Correggiolo, Moraiolo and Leccino. Potential: The estate is perfect for those who want to develop the already established agricultural, wine-growing and hospitality business, but it is suitable and easily convertible into a Boutique Hotel or luxury accommodation facility. Location: Located in a strategic position from here you can reach the main villages of Chianti in a few minutes, including: Castellina in Chianti, San Gimignano, Gaiole in Chianti, Radda in Chianti, Greve in Chianti. The city of Siena is about 15 minutes away and Florence is about 40 minutes away.



































