



## AZ321 - Organic and agritourism winery with farmhouses, winery and chianti classico docg vineyard



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta

#### Ubicación

País: Italia  
Estado/Región/Provincia: Toscana  
Ciudad: Castelnuovo Berardenga  
Publicado: 04/08/2024

#### Descripción:

CASTELNUOVO BERARDENGA (SI), nearby: just a few kilometers from the center of Siena, organic wine and agritourism company with farmhouses, annexes, a winery, and approximately 22 hectares of land with a Chianti Classico DOCG vineyard.

The cultivated lands with organic farming are located at an altitude of 400/420 m above sea level and are situated in an area with a good microclimate that makes them particularly suitable for wine production.

They are divided into:

- Approximately 7.7 hectares of predominantly Sangiovese vineyard trained to Guyot, located on a hillside, for the production of Chianti Classico DOCG;
- 12.6 hectares of coppice woodland ready for thinning;
- 6,500 square meters of olive grove;
- About one hectare for grazing and arable land.

The buildings for hospitality are divided into:

- A 450 sqm villa on two levels with a main house, two independent rooms with bathrooms, a large restaurant with services, a fully equipped kitchen, a pergola, a portico, and a storage room;
- A farmhouse of approximately 550 sqm on two levels with four bedrooms, each with its own bathroom, three rooms for storage, a bathroom, and a technical room in the semi-basement; two one-bedroom apartments, two three-bedroom apartments, and a reception area on the ground floor;
- A farmhouse of approximately 350 sqm on two levels divided into two one-bedroom apartments, two three-bedroom apartments, and a storage room;



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- A portion of a farmhouse of approximately 180 sqm with a three-bedroom apartment and a one-bedroom apartment.

The farmhouses have been restored with terracotta floors, wooden beam ceilings, stone facades, and are tastefully furnished, including antique furniture.

- A 400 sqm winery consisting of: vinification room, aging room, storage, warehouse, service area, and tool shed.

The property has a 15 KW photovoltaic solar panel system, three wells, a park with a swimming pool, and is sold including wine stocks, equipment, and machinery for land processing and wine production. The company currently produces Chianti Classico DOCG, Chianti Riserva, Chianti Gran Selezione, Rosato IGT, Vinsanto, and Grappa with a production of approximately 40,000 bottles. The company generates income and has a brand recognized internationally.

Panoramic location just a few kilometers from Siena.

## Común

Dormitorios:	20
Baños:	18
Pies cuadrados terminados:	1530 m2

## Room details

Total rooms:	30
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## Rental details

Furnished:	Sí
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## Lease terms

Date Available:

## Información adicional

URL sitio web:	<a href="http://www.arkadia.com/CEAS-T1414/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CEAS-T1414/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	az321
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