

for sale in Siena Price on Application Ref. 1691



3.950 sq.m. | Bathrooms: 32 | Bedrooms: 33 | Rooms: 60

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

FARM IN CHIANTI CLASSICO

The farm is located in the province of Siena and falls entirely within the Chianti Classico area.

All the land, with the exception of some woodland plots, is in a single body and is crossed by a provincial dirt road.

On the farm there are some buildings which are listed below:

- The Villa, which has medieval origins and is spread over three floors, has a surface area of approximately 1,300 m2.
- The building needs to be completely renovated.

The Cellar-Offices complex is very large: it has a total surface area of approximately 1,900 square meters and is spread across three floors. The ground floor houses the offices and the wine shop for direct sales. The basement level (-1) houses the winemaking area, the bottling plant, and the storage area for bottled wines. The basement level (-2) houses the bulk wine storage area, the aging room, several storage rooms, the canteen, and the employee locker rooms.

The farmhouse is a building that was renovated in the late 1990s to be used as a hotel. Eight bedrooms, a kitchen, and a

breakfast room were created for this purpose. To be usable, the building would require further restoration work. The total floor area is approximately 250 square meters.

The House in the Vineyard is a beautiful farmhouse in need of complete renovation. It has a total area, including appurtenances, of around 500 square meters.

The company has a total of 28.64 hectares of specialized vineyards.

On the remaining surfaces there are approximately 2.5 hectares of olive groves, 7 hectares of arable land and approximately 60 hectares of woodland.

The company has, even if some are very old, almost all the machines and equipment for vineyard management

The farm has a PPMAA approved in 2019 for the construction of a shed for machinery and tools, which however has not yet been built.

Certification

Energy Class: G

Features

Code: 1691	Reason: Sale
Address: Siena	Zip Code: 53100
Municipality: Siena	Total Square Meters: 3.950 sq.m.
Bedrooms: 33	Bathrooms: 32
Rooms: 60	State of Preservation: Be Restored
: 10	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 1.000.000 sq.m.
ADSL Coverage	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

