



Gasperini Immobiliare

Report card

Tuscany - luxury - Real Estate.
Pisa - Italy



FLORENCE PROVINCE - CHIANTI FIORENTINO

The Villa and vineyard are located on a natural panoramic terrace from which the view widens from the Chianti hills up to the Apuane Alps. The privileged position makes this wonderful Estate in Chianti an ideal starting point to visit the main art cities of Tuscany and to get lost in the flavors and scents of this land.

Intimacy and privacy are the dominant notes of the estate: the main building is an eighteenth-century villa of 1400 sqm completely renovated where the enhancement of ancient materials harmonizes with the colors of the surrounding hills: the terracotta floors, the inlaid wood, the bricks of the arches of the series of three-light windows that illuminate the guard tower of the villa. 8 suites with marble bathroom and living room, 3 representative halls and a large production cellar that has been integrated into the original cellar of 1700, now used for refining the best wines, complete the villa.

Restored with high quality finishes, they have a subdivision in 16 fully furnished fully functional apartments with independent heating and air conditioning in 12 apartments. The sizes range from 250 square meters to 55 square meters the two-room apartments.

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Other tangible fixed assets of significant value:

40Kw photovoltaic system for energy self-sufficiency;

Geothermal plant installed in the Podere the furnace and in the adjoining barn;

Artesian well working well, with an important water flow for irrigation of the gardens and any crops.

Production description



Working farm activities and production entirely certified organic since 2009 of Wine and Extra Virgin Olive Oil, Honey, Ancient Grain; the company boasts a list of mobile assets for complete agricultural and agri-tourism management, modern and fully functional.

Vineyard 21 ha - olive grove 20 ha - Forest 70 ha -pole 10 ha -parch 1.5 ha -semnativive 31 ha - uncultivated 6ha

Annual wine production in hectoliters around 1320 (170000 bt.) Maximum potential of total land for vineyards up to 55 ha Denominations produced Extra virgin olive oil IGP Toscana. Chianti DOCG, Chianti Riserva DOCG, Chianti Superiore DOCG, Vinsanto DOC of Chianti, Bianco and Rosso I.G.T. Tuscany aged in barrique (supertuscany).

Current beds 75, divided into 8 rooms in the villa and 16 perfectly furnished apartments

Service offered: indoor catering, bars, cooking classes, pottery courses, yoga classes.

Fixed Workers 4 Seasonal Workers 7/8

THE VOLUME OF BUSINESS HAS A TURNOVER OF ABOUT € 650,000 / 700,000 WITH A PROFIT OF ABOUT € 100,000 E.D.I.B.T.A.

The economic potential lies in increasing sales of wine bottles, as today only 35% of bottled wine is marketed. Also important is the extension of the period of accommodation for at least 8/9 months currently is 5 months.

Price : € 20.000.000

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