



Gasperini Immobiliare

Tuscany - luxury - Real Estate.  
Pisa - Italy

Report card



### **Vinery farm in Florence:**

A complex of 118 hectares that unites two farms with extraordinary stories behind them and a bright present. The total winery land of the property is 38 ha of productive wine vineyard (about 400.000 wine bottles).

The Farm, is located halfway between Florence and Siena, is situated 330

meters high, on a panoramic “terrace” over a wide part of Tuscany.

The farm is provided with all the necessary equipment for the management of the vineyards and olive groves, both in the production phase and in the transformation. It has, therefore, its own wine cellar and its own olive press which also works on behalf of others.

The vineyards have all been re-planted between 1995 and 2010, with an intensity going from 3.700 to 6.000 plants per hectare. Of the 5.500 olive trees, 3.500 were planted after the freeze of 1985.

The farm produces Chianti and their Reserves; Igp, extra virgin olive oil, grappa, Vinsanto.

The company is run by the owner, assisted by an employee and three permanent workers, in addition to some adventitious hired seasonally.

The real estate consists of a main house, housing for employees, a completely restructured building for receptive use with four apartments (with 22 beds), a tasting room with restaurant on the ground floor.

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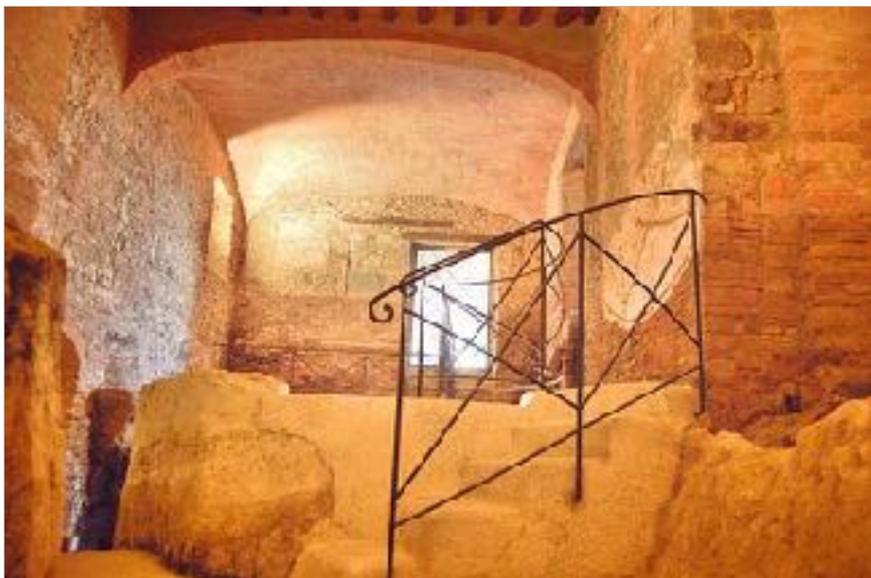
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The other farm has an incredible productive, receptive, historical and cultural potentiality.

The farmhouse, set on three floors and dating back to about 1860, covers an area of 270 square meters; the agricultural barn, located next to the main road (with the possibility of partial demolition and reconstruction) is 150 square meters; the former furnace (to be

converted for residential use ) is 80 square meters.

A total area of approximately 1.400 square meters.



With regard to the vineyards, the hectares of Chianti Docg vineyard are approximately 13.7, while the hectares of Igt Tuscany vineyard (red and white) are 3.3. all made in stainless steel tanks and cement; wines aged in barrels and European oak barrels.

Seven hectares of olive groves, with 1.500 olive trees that produce up to 3.000 kg of extra virgin olive oil.

The property also has 2 hectares of vacant land intended for an eventual re-planting of vineyards, 6.50 hectares of coppice wood, 7.50 hectares of outbuildings, roads, tares and uncultivated lands.

### **Future improvements:**

There is a Plan for Agricultural Improvement regarding the Farm for which the project has already been approved by the City Hall. It foresees 7.000 cubic meters of new construction, mostly below ground level.

In these cubic meters are included the new vat room and cellar, set in the middle of the vineyards and olive groves, together with the olive press, storage cellar and of ces.

It is also possible to transform the 1.800 cubic meters of the vat room volumetry in housing for the employees or in an agritourism; the historical wine cellar, now housing the barrels, will remain unchanged.

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The plans include an indoor heated swimming pool, connected in summertime to the outdoor one which overlooks the farm olive groves.

Then there is another farmhouse, composed of two units (in addition to the hay barn) in which are for seen: six apartments in the farmhouses, plus two in the barn and an outdoor swimming pool in front of the farmhouse with country view.

For the old stables at the entrance of the farm, there is a project for two apartments, upstairs and downstairs, the realization of facilities, kitchens for catering, locker rooms: in short, it would become the logistical center for parties, events and weddings.

Furthermore, in the olive groves below the Farm, a Recovery Plan has already been designed and approved, which provides for the demolition of an old agricultural shed and the subsequent construction of nine apartments of 95 square meters each, as well as open galleries and cellars for a total of about 1.200 square meters.

#### **Technical summary:**

Two farms have total surface: 118 ha

Three main agricultural production: Wine-Olive oil-precious wood

Production: 400.000 bottles of wine and 25.000 bottles of olive oil

Wine: total 38 ha. (21 ha + 17 ha)

Olive oil: 26 ha. 7500 olive trees (20 ha + 5,8 ha)

**Price: € 15.000.000**

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