



Category: Farmhouse

Location: Poggibonsi

Province: Siena

Rif: 126

Premises surface: 1300

Price: 3.900.000,00

Reference: 126

N° bagni: 10

N° Camere: 12

**WINERY IN TUSCANY FOR SALE (SIENA) - ITALY** The winery for sale boasts a dominant hillside location, set on a hill that is all owned by the company. From a geographical point of view it is strategic in the best possible position as the entrance overlooks the cassia consular, and 2 km from the entrance to the freeway Siena - Florence that are 15 and 20 minutes respectively and at the same time once you cross the gate is isolated and enjoys the best peace and tranquility. Halfway between Florence and Siena, along the ancient consular Cassia, a few minutes from Monteriggioni and San Gimignano, in the territory of Chianti, there is the 43-hectare Wine Farm, cultivated with vineyards and olive groves, placed on a beautiful hill above the old walls of Staggia Senese. We are in Poggibonsi in the province of Siena in Tuscany, located in the territory of the Upper Val d'Elsa in the western outskirts of the Chianti Hills, where the cultivation of vines and olive trees are widespread. The company specializes mainly in the production of quality red wines that varies from vintage to long-aging wines. Completing the picture of the wines, a vintage white and a chianti Vinsanto produced with the classic method or withering of the grapes. The company is equipped with a winery specializing in winemaking and aging with modern and state-of-the-art equipment that are necessary for quality production. With regard to the mechanical equipment for the work in the vineyard and in the fields in general, the company is equipped with 4 tractors with all the related tools for autonomous management. The winery produces Chianti wine, olive oil, Vinsanto and Grappa in addition to various types of cereals, there are also uncultivated areas that in spring cover themselves with poppies. Suggestive trails through this area lead to adjacent estates. Vineyards, olive trees and orchards surround the immense surrounding area. The harvest is done by hand and the harvested grapes are immediately transported to the nearby winery located in the center of the farm, where with the latest technologies, wines are obtained, aiming for the best quality. The small quantities produced allow you to follow all the stages of processing scrupulously. The winery is run by the family and you can buy bottles or bulk wine on site. The property comprises 42.5 hectares and is composed

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- Olive grove: 3.5 hectares for a total of 960 plants - Sow: about 20 hectares of arable land (usually wheat and sunflower). Each hectare that is now used as a arable land can at any time be transformed into a hectare of vineyard or olive grove depending on the needs of the farm. Arboreal agricultural: 1.65 hectares cultivated half by wood cherry plants and half on wood nut plants. Unused land 5 hectares that make up all those areas surrounding the cottage, the cellar and the streets within the property including the land. The property also has within its borders a beautiful farmhouse, the cellar, reception, offices, warehouses and agricultural outbuildings compounds like this: Manor house at the beginning of 800' used as a farmhouse for about 600 square meters broken down into 6 apartments of various sizes, a reception room and a small wine shop. Wine cellar and aging for about 280 square meters well equipped. No. 2 caves excavated entirely in the tuff dating back to the Second World War suitable for aging in barrels. Office plus warehouse for about 160 square meters Agricultural machinery shelter for about 220 square meters built of stone. Garage "vinsantaia" for about 90 square meters Leccio shed renovated in stone for about 30 square meters Number 2 water collection wells Covered parking / canopy about 100 square meters Brick flooring, terracotta and serene stone around the farmhouse all surrounded by canopies and walls that respect the style of the environment. Stone-lit wall that starts from the entrance to the middle of the road for a length of about 40 meters. Garden park Swimming pool of about 100 sqm Regular tennis court The company in summary is a jewel both from the point of view of the quality of its products and from the point of view of its production potential as well as for the beauty of the place itself.











