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FRANCE

CHIANTI - CASTLE WITH VINEYARDS FOR SALE BETWEEN FLORENCE AND SIENA, TUSCANY







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Prestigious estate with **castle** and about 90.0 hectares of land for sale between **Florence** and **Siena**, in **Tuscany**.
Surrounded by **vineyards** and **olive trees**, the castle is located on a top of a hill overlooking the rolling hills of **Chianti**, in Tuscany. Halfway between Florence (35 km) and Siena (48 km), it is located in a secluded but at the same time easy accessible location, only 1,5 km from the nearest village with shops and 11 km from Certaldo, picturesque Etruscan town.
The *UNESCO World Heritage Site* San Gimignano (22 km) can be reached in half an hour, while Montecatini Terme (78 km), famous for its thermal waters, Arezzo (100 km) and Lucca (105 km) in about an hour. The nearest airport is that of Florence (37 km), while the airport of Pisa Galileo Galilei (78km) can be reached in about an hour.

DESCRIPTION OF BUILDINGS
Arranged around an internal courtyard, ideal location for events, this stunning castle is disposed on four floors, plus a panoramic tower boasting a breathtaking view over the Chianti hills. On the ground floor there are cozy sitting rooms and living areas, professional kitchens, rest rooms and storages.
On the mezzanine, first and second floors there are sitting rooms and bedrooms. Nineteen charming bedrooms with en suite bathroom are currently used as guest accommodation (inside the castle there are a total of 25 bedrooms and 33 bathrooms).

Just outside the walls of the castle, there is a beautiful Romanesque-style church usable for private ceremonies.

STATE AND FINISHING
The castle is first mentioned in a document of 1020 AD which ratified the sale of the castle (together with other properties). In 1085 AD the castle changes owner again, ending up first as property of the local priest and then (in 1126) as possession of the Florentine Vescovado. During the 13th century the castle is handed over to the Gianfigliazzi family (famous usurers also remembered by Dante in his Inferno with the verses "*And as I gazing round me come among them, / upon a yellow pouch I azure saw / that had he face and posture of a lion*") probably as a payment for a debt.
The castle remained in the hands of the Gianfigliazzi family until November 25, 1312: besieged by the Imperial forces, the fortress was captured by Baldwin of Luxembourg (brother to the German emperor Henry VII and archbishop of Trier). In the following centuries the castle changed owners numerous times until 1987 when it was bought by the current owner.
The castle was then finely and attentively restored and boasts all those traits typical to Tuscan countryside buildings: terracotta floors, wooden beams, stone walls and stone fireplaces are the most notable. The imposing ramparts of the castle are worth a mention, since they are still today in excellent shape.

EXTERNAL AREAS
Nestled in the Tuscan countryside, the castle is surrounded by vineyards and olive groves. The plot of land extends over 90 hectares, of which 12 ha of vineyard (10 ha of Chianti DOCG + 2 ha of IGT), 30 ha of olive grove and 30 ha of arable land.
For the vineyard, we can find Sangiovese, Malvasia, Trebbiano, Lanaiolo and Colorino vines producing a variable quantity of wine, ranging between 75,000 and 150,000 bottles per year. It is however possible to increase the vineyard surface by converting 10 or 15 hectares of arable land, so to reach a yearly production of 250,000 – 300,000 bottles.
The olive grove, only Leccino, can produce a variable quantity of olive oil ranging between 30 and 40 quintals per year.

USE AND POTENTIAL USES
Producing farm selling its vine grapes, olive oil and Vin Santo, the estate includes the castle, currently running as accommodation business, but ideal also as representative residence.
The property has no cellar at the moment, which means that grapes are processed in other places.

Prix sur demande

