



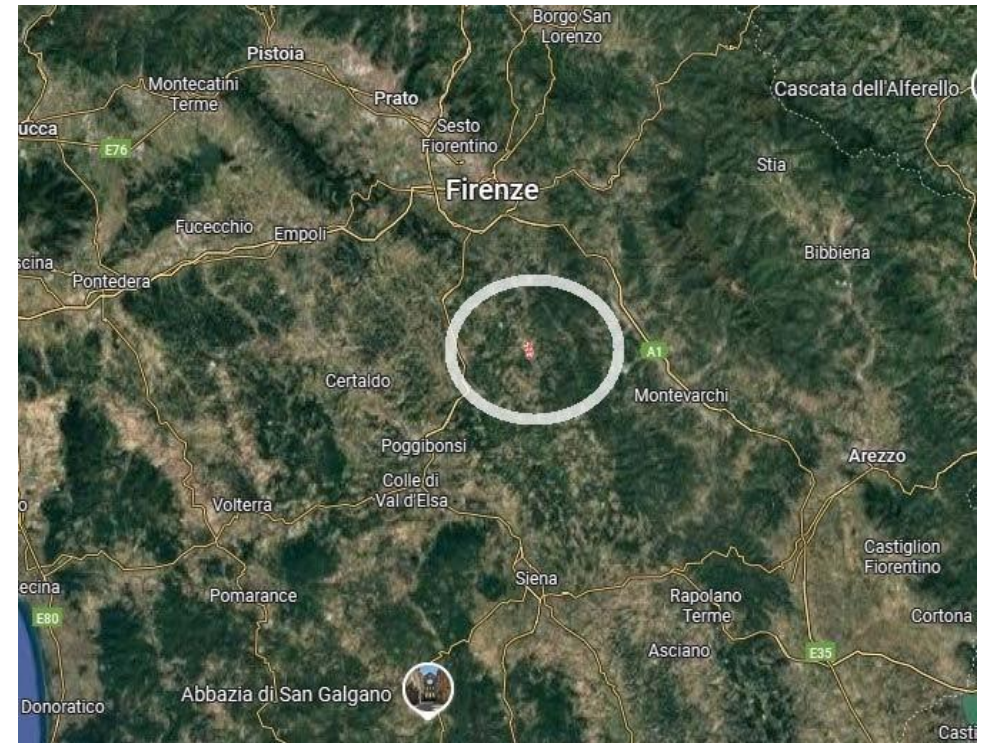
WINE ESTATE IN THE HEART OF CHIANTI CLASSICO





The wine estate is located in the heart of Chianti, a world-renowned area for its winemaking excellence and prestige. Highly suited land, iconic landscapes, and a consolidated territorial brand guarantee solid returns and growth potential. Investing here means joining a centuries-old tradition, safe and highly appreciated by the international market.

THE POSITION









THE BUILDINGS OF THE WINE ESTATE FOR SALE

The estate covers around 120 hectares and is located 15 km from Florence, in the heart of the Tuscan hills within the Chianti area.

In total, the property consists of 6 buildings:

Manor Villa: offering a panoramic view that stretches from Florence to the Pistoia mountains on clear days. A private 1 km dirt road, lined with centuries-old cypresses, separates the property from the provincial road and leads to the villa, built in 1916 on the remains of a watchtower.

The property extends over 3 floors, totaling 800 sqm, with cellars on the ground floor and residential spaces above.

The main apartment features a large living room, dining room, study, billiard room, 5 bedrooms, 3 bathrooms, and a large kitchen with fireplace. There is also another apartment on the top floor with access to the tower terrace. The villa has a large terrace and garden, plus a swimming pool just a few meters away.

Farmhouses: A) Rural building on a hill at 500m altitude, very panoramic, in fair condition. Three floors, 400 sqm, about 2,000 cubic meters.

B) Rural building in fair condition, on two floors with a surface of 260 sqm and 1,046 cubic meters + a separate former hay barn. Originally, the ground floor housed stables and the cellar, while the first floor was residential.

Outbuildings: next to the villa, two housing units (one of 200 sqm, the other of 150 sqm).

Storage: warehouses and agricultural annexes.

Winemaking facilities (400 sqm):

Aging cellar with wooden barrels and caratelli;

Vinification cellar (external);

Storage and refinement room;

Bottling, packaging, and storage room.

THE WINERY IN NUMBERS

This winery is currently inactive but maintains all the characteristics needed to resume normal operations.

The estate is located in the Tuscan hills and spans a total of 119 hectares (Ha), comprised of the following:

- 14.66.57 Ha of vineyards for Sangiovese with the Chianti Classico designation;
- 1.34.43 Ha of vineyards for "vinsanto“;
- 17.00.00 Ha of olive groves (approximately 3,400 plants of Leccino and Moraiolo varieties);
- 56.00.00 Ha of high-trunk and chestnut woodland;
- 30.97.67 Ha of uncultivated land.

The estate's production capacity is as follows:

- 700 Hl of Chianti Classico DOCG wine;
- 160 Hl of Tuscan Red IGT wine;
- 20 Hl of Tuscan White IGT wine;
- 1 Hl of Vin Santo;
- 50 Ql of extra virgin olive oil.

ASKING PRICE:	4.500.000,00 €
CATEGORY:	WINE ESTATE
REGION:	TOSCANY
AREA:	CHIANTI CLASSICO
TOTAL ESTATE AREA :	119 HA
MANOR HOUSE SURFACE:	800 MQ
FARMHOUSE SURFACE:	660 MQ
WINEMAKING FACILITIES:	400 MQ
VINEYARD AREA:	HA 15.11.62
OLIVE GROVE AREA:	HA 17.00.00
WOODLAND/UNCULTIVATED AREA:	HA 86.97.67
RENOVATION:	REQUIRED TO BULDINGS AND VINEYARDS



DISCLAIMER

This document is the property of **Tayta Luxury Real Estate** and the information contained herein must be considered confidential, strictly reserved, protected by intellectual property and trade secret rights, and for the exclusive use of the recipient. Reproduction, even partial, or dissemination by any means of the information, data, and images is not permitted without the prior written authorization of Tayta Luxury Real Estate.

This document has no contractual or binding value, with Tayta Luxury Real Estate expressly exempt from any obligation to guarantee its accuracy, truthfulness, and updates, particularly regarding measurements, surfaces, and distances. The images are only representations.

All material and information received or derived from Tayta, its directors, officers, agents, consultants, affiliates, and/or any third-party source is provided without any representation or warranty regarding completeness, truthfulness, or accuracy, the condition of the property, compliance with applicable legislative requirements, developability or suitability, financial performance of the property, or expected financial performance of the property for its intended use by any party.

Neither Tayta nor its directors, officers, agents, consultants, or affiliates make any representation or warranty, express or implied, regarding the accuracy or completeness of the materials or information provided. The materials and information from any source, whether written or oral, that may be provided for review do not replace the active conduct of a party's own due diligence. Tayta will not review or verify such matters or conduct due diligence on behalf of any party, unless otherwise agreed in writing.