

# Tuscany Inside

## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: info@tuscanyinside.it

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## Winery with land and holiday apartments San Gimignano (Siena)

### SOLE AGENT LISTING

### AGRITURISMO WITH HUNTING RESERVE BETWEEN SIENA AND FLORENCE

Tuscany Inside Real Estate agency of Anna Riveccio is pleased to exclusively offer the sale of this wonderful organic winery with agritourism located in the countryside of San Gimignano, in the province of Siena.

The magnificent property, located on a hill, enjoys a splendid panoramic position and very comfortable access.

The property consists of a group of buildings and land located 350 meters above sea level, in the Chianti Colli Senesi and DOCG Vernaccia di San Gimignano area, surrounded by its olive groves and specialized vineyards for an extension of approximately 63 hectares.

This jewel of rare beauty is an oasis of peace and tranquility where time seems to have stopped and an ideal place for its guests to spend relaxing and regenerating holidays in the name of pure relaxation.

The property is composed of:

- various buildings for a surface of about 2700 square meters; Specifically, the property offers 8 apartments intended for agritourism activity, a ninth apartment not rented and master apartment where the owner lives, cellars, offices, warehouses, tasting room, covered parking spaces, machinery shed, deposits, laundry;
- about 63 hectares of land of which 16 are cultivated with vineyards according to the methods and criteria required by organic farming, about 7.98 hectares of olive grove, about 25 hectares of arable land, about 5 hectares of pasture, about 4.5 hectares of woodland;
- beautiful 6 x 12 m swimming pool with courtyard and solarium area located in a splendid panoramic position.

At the disposal of the agritourism activity, the company has 8 apartments:

Apartment 1  
45 m2 1  
double bedroom  
1 bathroom

Apartment 2  
50 m2  
1 double bedroom  
1 bathroom

Apartment 3  
40 m2 1  
double bedroom  
1 bathroom

Apartment 4  
43 m2  
1 double bedroom  
1 bathroom

Apartment 5  
52 m2  
2 double bedrooms  
1 bathroom

Apartment 6  
52 m2

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2 double bedrooms  
1 bathroom

Apartment 7  
60 m2  
2 double bedrooms  
2 bathrooms

Apartment 8  
98 m2 2 double bedrooms  
2 bathrooms

In addition, the property includes a ninth apartment consisting of: kitchen, 2 bedrooms, bathroom, and the master apartment that overlooks a spacious panoramic terrace and is composed of:  
on the first floor: kitchen, living room, 3 bedrooms and 2 bathrooms; on the second floor: large living room with fireplace, bathroom, kitchenette.

The Farm specializes in the production of the most prestigious DOCG, DOC, and "Supertuscans" denominations.

Of no less importance is the production of extra virgin olive oil for which it has obtained several awards.

The farm's production is represented by Vernaccia di San Gimignano grapes followed by other vineyards cultivated with Sangiovese, Merlot, Chardonnay, Cabernet Sauvignon, Riesling, Syrah, Trebbiano, Malvasia, Malvasia Nera grapes and very small productions of Canaiolo, Colorino and Alicante.

The Farm stands out for its wine production of reds, whites and vin santo, as well as for its excellent extra virgin olive oil.

All production is certified organic.

The average annual production is as follows:

Wine: approximately 650 hectoliters Extra virgin olive oil: approximately 4,000 liters

The location was certainly inhabited since the 15th century. In fact, there are still traces of the original rural construction found in the central part of the village. At the end of the 1990s it was completely restored maintaining the charm and typical characteristics of Tuscan houses and apartments for tourist activities were created in the old buildings along the estate.

Its strategic position allows you to quickly reach important cities of art such as Siena, Florence, Pisa and Lucca and typical Tuscan villages such as Volterra, Medieval Certaldo and the Etruscan coast.

The property is equipped with LPG heating, water supply from the main network, 3 lakes for irrigation and a hunting reserve.

The sale price includes the furnishings of the apartments intended for agritourism activities

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**SALE**  
**€ 6.500.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	05-03-2025	Type of contract	Sale
Reference	860	Price	€ 6.500.000,00
Type	4. Farm - Agriturismo - B&B		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	in fase di certificazione
Province	Siena	m²	2700
Region	Toscana	Bedrooms	N. 15
Country	Italy		
Location	Countryside		

GARDENS AND GROUNDS	
Gardens	
Adjoining land	
Comments	63 hectares of land of which 16 are planted with vineyards





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