Tuscany Inside

REAL ESTATE

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

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Rivieccio is not responsible for any inaccuracies, imperfections or anything else.

large farm with chianti docg wineyards and hunting reserve

Gambassi Terme (Firenze)

Beautiful farm consisting of various buildings as well as 52.7 hectares of land with a hunting reserve and Chianti Docg vineyards, located in the municipality of Gambassi Terme, in the province of Florence, between Siena, about 50 km and Florence, about 60.

The main building, characterized by the typical watchtower, has an area of ??about 500 m2 in addition to the cellar on the ground floor for a further 200 m2 and enjoys splendid panoramic views over the countryside and the medieval city of San Gimignano.
Next to the farmhouse, we find the wine-fermentation room on one side and the old oven on the other side, and, on the back, an annex of about 90 square meters on two levels.
A further annex, an agricultural shed of about 200 m2, is located a short distance away.

The buildings, all of rural destination and to restore are as follows: -

Main building "1"
Ground floor: Staircase connecting with the first floor
First floor: Staircase connecting with the second floor
Second floor: Entrance, kitchen, passageway, two bedrooms, bathroom, storage room, staircase leading to the third floor;

- Main building "2"
Ground floor: Staircase connecting with the first floor
First floor: Staircase connecting with the second floor
Second floor: Staircase connecting to the third floor, bathroom
Third floor: kitchen, staircase leading to the fourth floor
Fourth floor: bedroom;

- Main building "3"
Staircase connecting with the first floor
First floor: kitchen/living room, balcony, four bedrooms, bathroom;

- Main building "4",
Ground floor: Staircase connecting to the first floor, storage room, storage room under the stairs, boiler room
First floor: Living room, kitchen, balcony, hallway, six bedrooms, storage room, bathroom, staircase leading to the flat roof
Second floor: Flat roof.

- Wine-fermentation room (ground floor main house and "Tinaia"/wine fermentation building)
Ground Floor: Oven, W.C., storage room, loggia, six cellar rooms, two wine-fermentation rooms, storage, warehouse, dressing room, office.

- Warehouse 1
Ground floor: Warehouse

- Warehouse 2
Ground floor: Warehouse, storage under the stairs;
Staircase connecting with the first floor
First floor: Warehouse;

- Agricultural machinery shed

In total, the buildings have an area of ??approximately 1,200 m2

The agricultural lands have an area of ??approx. 52.70.40 hectares and include approx. 16.68.44 hectares of vineyards (approx. 14.34.42 hectares of DOCG vineyards and approx. 2.34.02 IGT vineyards), approx. 3.70.20 hectares of olive groves; the remaining surfaces are arable land and forest.

SALE

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LISTING DATA	
Published on	28-11-2022
Reference	835
Type	4. Farm - Agriturismo - B&B
Property condition	3. To restore

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 1.480.000,00

GEOGRAPHIC DATA	
Municipality	Gambassi Terme
Province	Firenze
Region	Toscana
Country	Italy
Location	Countryside

PROPERTY FEATURES	
Energy rating	EP globale non rinnovabile 268,20 kWh/m² anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato G - Media Edificio energia quasi zero No
m²	1200
Bedrooms	N. 13
Bathrooms	N. 4

FLOORS / ENTRANCE	
Nr. Floors	4

GARDENS AND GROUNDS	
Adjoining land	
Comments	52.70.40 Hectares





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