

# Tuscany Inside

## REAL ESTATE

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 Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

### large farm with chianti docg vineyards 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 for rural use, require considerable renovation work and 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, shed;

#### - Warehouse 2

Ground floor: Warehouse, storage under the stairs;

Staircase connecting with the first floor

First floor: Warehouse;

#### - Agricultural machinery shed

#### - Agricultural tools shed

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

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

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€ 1.700.000,00

### ANNOUNCEMENT DATA

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

### COMMERCIAL OFFER

Type of contract	Sale
Price	€ 1.700.000,00

### GEOGRAPHIC DATA

Municipality	Gambassi Terme
Province	Firenze
Region	Toscana
Country	Italy
Location	Countryside

### PROPERTY FEATURES

Energy rating	EP globale non rinnovabile 268,20 kWh/m <sup>2</sup> anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato G - Media Edificio energia quasi zero No
m <sup>2</sup>	1200
Bedrooms	N. 13
Bathrooms	N. 4

### FLOORS / ENTRANCE

Nr. Floors	4
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### GARDENS AND GROUNDS

Adjoining land	
Comments	52.70.40 Hectares



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