Ref. 2608 – **TENUTA MONTEDOMINI** www.romolini.co.uk/en/2608

WINE ESTATE WITH 13.2 HA OF VINEYARDS FOR SALE IN CHIANTI RUFINA, TUSCANY

Florence – Florence – Tuscany

Wine cellar 360 m²	**Bathrooms** 1

Total land 15.3 ha	**Vineyards** 13.2 ha	**Bottles of wine** 90,000 max

On the hills of Florence, in the Chianti region, 15.3-hectare wine estate with Chianti Rufina DOCG vineyard for sale. The property has its own wine-making cellar, already equipped and functioning, which allows to produce about 65,000 bottles of wine per year (with the possibility of increasing to about 90,000).

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

SUMMARY OF THE PROPERTY

REFERENCE #: 2608 – TENUTA MONTEDOMINI
TYPE: Chianti DOCG wine estate
CONDITIONS: fully restored
LOCATION: hilly, panoramic
ACCESS: excellent, paved road

INTERIORS: 360 square meters (3,874 square feet)
TOTAL ROOMS: 5
BATHROOMS: 1
ANNEXES: no

MAIN FEATURES: Chianti Rufina DOCG vineyard, winemaking cellar, terracotta floors, wooden beams, masonry arches, stone walls

TOTAL LAND: 15.3 hectares (37.8 acres)
VINEYARDS: 13.2 hectares (32.6 acres)
WINE PRODUCTION: up to 90,000 bottles / year

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: LPG
HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (1.5km; 5'), Rufina (12km; 20'), Pontassieve (19km; 30'), Florence (38km; 55'), Arezzo (84km; 1h 20'), San Gimignano (88km; 1h 35'), Volterra (110km; 1h 55'), Siena (110km; 1h 50'), Montepulciano (117km; 1h 45'), Montalcino (144km; 2h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (63km; 1h 5'), Bologna G. Marconi (105km; 1h 30'), Pisa G. Galilei (123km; 1h 45'), Perugia San Francesco (167km; 2h 5'), Grosseto C. Baccarini (180km; 2h 30'), Roma Ciampino (295km; 3h 10'), Roma Fiumicino (310km; 3h 15')

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

TENUTA MONTEDOMINI

On the hills of **Florence**, in the **Chianti** region, **15.3-hectare wine estate** with **Chianti Rufina DOCG vineyard** for sale. The property has its own **wine-making cellar**, already equipped and functioning, which allows to produce about **65,000 bottles of wine** per year (with the possibility of increasing to about 90,000).

The winery is located just 1.5 km from a small country town where all necessary services are available, however, and just under an hour from Florence where there is also a convenient international airport.

DESCRIPTION OF THE BUILDING

The **wine cellar** (360 m² – 3,874 ft²) is carved out of a mid-19th-century building, made of stone and brick as per tradition but entirely renovated in 2000. On the ground floor are the grape processing room, a warehouse for storage and a bathroom for employees. On the upper floor, on the other hand, there is a tasting room for guests and administrative offices.

EXTERIOR AND WINE PRODUCTION

The **vineyard** (13.2 ha) is registered as **Chianti Rufina DOCG** and covers almost the totality of the estate. First implants date back to 1972-1973 with Sangiovese and Malvasia. In 1994 Sangiovese got a first expansion, together with new Trebbiano and Canaiolo implants. In 1997 more Sangiovese is added to the property. In 2003 it's time for Merlot, Syrah and Pinot Noir. Finally, in 2016, even more Sangiovese is planted together with Ciliegiolo and Pinot Blanc.

- ***Vineyard surface***: 13.2 hectares (32.6 acres)
- ***Varieties***: Sangiovese, Malvasia, Syrah, Pinot Noir, Merlot, Ciliegiolo, Pinot Blanc, Trebbiano, Canaiolo
- ***Year of planting***: 1972, 1973, 1994, 1997, 2003, 2016
- ***Altitude and exposure***: 280 – 380 m (east – west)
- ***Training***: pruned-spur cordon, Guyot (2,700 – 4,600 vines/ha)
- ***Soil composition***: clayish
- ***Yearly production***: 65,000 bottles (up to 90,000)

The winery focuses on the production of the following wines:

- ***Chianti Rufina DOCG***: 100% Sangiovese
- ***Toscana Rosso IGT***: 100% Sangiovese
- ***Toscana Rosé IGT***: 100% Sangiovese
- ***Vinsanto Chianti DOC***: Malvasia, Trebbiano
- ***Grappa***: Sangiovese

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
CHRISTIE'S

ROMOLINI
CHRISTIE'S

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

HL 150
HL 8

ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON INSTAGRAM

VISIT OUR YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

www.vineyardswineries.com

(+39) 0575 788 948

info@romolini.com