

# FARM WITH VINEYARD IN TUSCANY

## **1. LOCATION**

The property is situated in the center of the triangle of Florence-San Gimignano – Volterra and is considered as one of the UNESCO world cultural heritages. The farm is located in the district of San Gimignano and in the province of Siena.

In detail, its distance to Florence is 55 km, to Siena 50 km and to Volterra 25 km. The airport of Pisa is about 40 minutes drive away.

The property extends on a surface of about 320 ha and a variable altitude of 350/450 m above sea level. It is completely fenced and fencing extends on more than 12 km. This has been possible since the farm is not traversed by any provincial or communal road.

The estate borders on the provincial road only in one point for 400/500 m, where two private ways lead to entrance of the company. In other words, the farm is a big park.

## **2. THE AREA**

The area is divided as following:

1. 190 ha forest surroundly the property;
2. 44 ha vineyards specialized in Chianti Colli Senesi and Vernaccia di San Gimignano, both DOCG – wine;
3. 60 ha land fit for cultivation;
4. 10 ha specialized olive grove (1700 plants);
5. 20 ha between the border land and roads.

## **3. REAL ESTATE**

In the center of the farm there is a small group of houses of ancient origin called “La Villa”, as it results from cadastral plans, although the current buildings date from 1800. Here you find the center of the farm consisting of cellars, wine bars, offices, houses with various apartments of which 4 have been completely renovated, different storage rooms and 4 barns for the storage of hay and

agricultural machines. Two of the barns are made of stone; the bigger one is about 550/600 sqm, the other of about 90 sqm.

The biggest facility of the group of houses, united in a unique body, consists of cellars on the ground floor and partly of apartments on the first floor and in detail:

1. One old wine cellar of 200 sqm + apartment of the same size.
2. One new wine cellar of 300 sqm + an apartment of about 150 sqm recently renovated.
3. One new wine cellar of 200 sqm + apartment of 130 sqm renovated a few years ago.
4. One new wine cellar for wine aging process of about 180 sqm.

The other facilities are:

1. One building of 60 sqm on the ground floor + 60 sqm on the first floor + pigsty of about 25 sqm.
2. Building destined as atelier of about 120 sqm
3. Building of 380 sqm on the ground floor + 350 sqm on the first floor, partly used as offices, and partly as 2 apartments which have to be renovated.
4. Recently renovated building where on the ground floor of 140 sqm you find restrooms and offices whereas on the second floor there are two apartments, each a little bigger than 60 sqm.

In the north and north-est 300 m from the borgo "La Villa" there are two other farm houses:

one of 188 sqm on the ground floor and 180 sqm on the first floor.

The other one also on two floors of 300 sqm. Each one with a shack of 44 sqm within reach.

400 m southwards from the group of houses you find the manor house with a park and a swimming pool of a size of 85 sqm and a capacity of 180 cubic meters. The manor house has been constructed around an ancient watch tower dating from the year 1000 nd being situated in an Etruscan-Romanic place.

The tower has an internal surface of 30 sqm whereas the exterior surface comes to 57 sqm because the walls are very thick.

The house is divided into 4 floors including the ground floor, each providing bed and bath rooms. The ground floor including portico and tower has a size of 300 sqm and contains laundry room, bed room, cubbies, bath room with access to the swimming pool of a total size of 50 sqm. It is good to remember that this area belongs to the extreme ramifications of the Maremma and has been Etruscan territory. Various Etruscan tombs, discovered years ago close to the farm, are the proof of that.

100 sqm eastwards from the Tower, slightly outside the park, you find a farmhouse on two floors of 225 sqm each + a hayloft of 63 sqm.

About 1300 m south-westwards from the Tower, on a little hill there is another farmhouse belonging the estate Guinzano, which has a ground floor of 295 sqm and a first floor of 280 sqm; moreover nearby you find a pigsty and two shacks of 79 and 82 sqm.

Close to this farmhouse about 300 m eastwards, there is an old building on two floors of 132 sqm on each floor.

Finally you find a big building made of stone about 700/800 m southwards from the previous farmhouse in the direction of the only provincial road bordering on the property. This building on the ground floor is furnished as a **restaurant** whereas on the first floor there are apartment and three modern bed rooms including bath room for potential guests.

The external surface of the restaurant is 400 sqm, whereas the internal usable area is 303 sqm: the restaurant is connected to the provincial road by a wonderful cypress alley of more than 300 m which has been depicted several times in magazines and specialist journals.

The water supply for the restaurant is an integral part of the farm, just as well as the supply of the company's center and the manor house. All this allows a complete autonomy to the whole company regarding various activities.

The farm possesses **two small artificial lakes** one close to the restaurant, the other one slightly underneath the tower of about 10.000 cubic meters. Besides being beautiful the lakes can be used for fishing. It has been mentioned that you can also find thermal waters nearby.

It is important to point out that volumetries of the mentioned premises can be implemented and there is the possibility to convert the current residential use of the premises in hotel use.

#### **4. THE VINEYARDS AND THE WINEMAKING PROCESS**

On all above mentioned vineyards you can obtain a maximum of 20% as production surplus. From this follows that for example on one hectare Vernaccia you can produce additionally  $0,2 \times 90 = 18$  quintals of grapes which can be sold as I.G.T. (Indicazione Geografica Tipica = Typical Geographical Designation of Origin) Bianco. As a consequence it is possible to obtain:

18 x 21,20 = 381 quintals of Vernaccia – grapes equaling to 260 quintals I.G.T. Bianco;  
16 x 15,29 = 244 quintals of red grapes uva equaling to 171 quintals I.G.T. Rosso;  
16 x 1,61 = 25,07 quintals of red grapes equaling to 18 quintals I.G.T. Rosso;

The extension of the vineyards and the relative winemaking regard:

1. **Vernaccia (D.O.C.G)** 21,20 hectares x 90 quintals/hectares = 1335 quintals
2. **Chianti Colli Senesi (D.O.C.G)** 15,29 hectares x 80 quintals/hectares = 856 quintals
3. **San Gimignano Rosso (D.O.C.)** 1,61 ettaro x 80 quintals/hectares = 90 quintals

The property has a **modern wine cellar** with a storage of more than 5.000 hectoliters. The cellar contains glazed cement tubs, containers of glass-rasin and stainless steel, oak, vats and barrels for the aging process of Chianti, a refrigeration system, machines necessary for winemaking, a modern belt for the wine bottling as well as very characteristic wine tavern with a small saloon for the wine degustation.

The farm finally disposes of about 65/70 head cattles in free range husbandry and separated in various enclosures.

## **5. THE HUNTING GROUND**

The territory is furthermore a hunting ground since the company belongs to a hunter union of 750 hectares. The farm being the biggest member in size of the union, represents more than 40% of the whole union.

It is possible to hunt pheasants, hares, deers, wild boars, doves and native birds.

The characteristic, which makes the farm such a special and unique place and highlits the beauty of the landscape of these 320 hectares, is that there is no provincial or communal road traversing or dividing the area.

The property is therefore one large park separated from the external world.

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