

## Farms for Sale in Chianciano Terme (SI)

**1.900.000 €**

**Ref: TAZ37T**



**Size:** 1325 sqm

**Field:** 36 ha

**Rooms:** 40

**Bedrooms:** 6

**Bathrooms:** 6

**Energy class:** G

**IPE:** 175

Among the Tuscan rolling hills a productive agricultural holding with 6ha vineyards, 6000sqm olive grove, a part of woodland with truffle ground while the rest is arable land, in a hilltop location with wonderful view all around Montepulciano; the property will be sold lock, stock, and barrel The holding overlooks Montepulciano, it is surrounded by vineyards and it is located in the countryside belonging to the thermal town of Chianciano. The vineyard is divided in 3,5 hectares of Chianti, 2,5 hectares of IGT Toscana with a good annual production, and thanks to its great vineyards the holding exports wine all around the world. The historical wine cellar, located at the ground floor of the farmhouse, is all made of 'cotto' floorings, vaulted ceilings and stone walls, and it offers two rooms for wine ageing in oak barrels and barriques, a studio, two storage rooms as well as a bottling one. In front of this cellar, outside the farmhouse, there is another 100 sqm cellar meant for wine production and its first transition through concrete and steel vats. Detached from the farmhouse a 250 sqm barn, a tool storage area of about 150 sqm, a 300 sqm stable for 'Chianina' cows and a 150 sqm warehouse. Currently the farmhouse is divided into three apartments and needs renovation works, except for a small country-style cottage at the first floor with an already renovated living area made of stone walls and vaulted ceilings. All the apartments overlook the large rear terrace with breathtaking view over the Tuscan hills. The apartments are all located at the second floor, they are composed of large rooms and they are very bright, their width is about 184 sqm, 99 sqm and 92 sqm. There is LPG supplied heating system as well as a wood-burning boiler, an artesian well reaching water for farming and animal watering at 280 meters depth, while another interesting detail is the use of solar panels for hot water supply from March to November, which ensures great cost savings. An extremely adaptable



property located in an incredibly good position, both for the land, that has always been fertile, and for the view from the hilltop, but also for the strategic proximity to the town centre. A perfect investment in the world of the Tuscan wine, in order to start a 360-degree agricultural business, a farmhouse in an amazing location, a wonderful real estate of great potential and value.







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