

Chianti Classico Wine Estate – Investment Opportunity

Greve in Chianti – 18 km from Florence, Tuscany, Italy

Estate Overview

The estate is located in the prestigious Chianti Classico wine production area (Gallo Nero) just 18 km from Florence. The property covers approximately 120 hectares including woodland, arable land, vineyards, and olive groves. The soils and microclimate are particularly suited to traditional Tuscan agriculture and especially to the production of Chianti Classico DOCG and Chianti Classico Riserva wines renowned worldwide.

The brand has been present on the wine market for over 60 years and is a historic member of the Consorzio per la Tutela del Vino Chianti Classico – Gallo Nero.

Agricultural Surfaces

Asset	Surface / Quantity
Total vineyards	15.2 ha
Sangiovese vineyards	14.2 ha
Olive groves	17 ha
Olive trees	3,400 trees (Leccino & Moraiolo)
Total estate surface	~120 ha

Production Capacity (Last Full Operating Year)

- 300 hl Chianti Classico DOCG – approx. 40,000 bottles
- 50 hl Chianti Classico Riserva DOCG – approx. 6,500 bottles
- 560 hl Toscana Rosso IGT (partly bulk, partly bottled)
- 20 hl Toscana Bianco IGT – approx. 2,600 bottles
- 1 hl Vin Santo – approx. 2,000 bottles
- 60–90 quintals Extra Virgin Olive Oil

Winery Facilities (Approx. 400 m²)

- Aging cellar with wooden barrels and caratelli
- Vinification cellar
- Wine storage and refinement area
- Bottling, packaging and storage facility
- 3 stainless steel fermenters – 200 ql each

- 15 concrete tanks – total capacity 1,425 hl
- 3 vitrified concrete tanks – total capacity 1,800 hl
- 10 wooden barrels – capacity 6–56 hl (314 hl total)
- 6 large barrels
- 5 wooden caratelli for Vin Santo
- 2 stainless steel wine containers – 5 hl and 10 hl

Olive Oil Storage

Traditional 'Orciaia' storage room with five large antique terracotta jars from Impruneta (19th century) used for olive oil preservation, plus two stainless steel storage tanks.

Real Estate Assets

- Historic villa built in 1916 on the remains of an ancient watchtower
- Elevation: 350 meters overlooking the Ema Valley with views toward Florence
- Private 1 km road lined with cypress trees
- Total residential surface approx. 800 m²
- Main apartment with living room, dining room, study, billiard room, 5 bedrooms, 3 bathrooms
- Large kitchen with fireplace
- Additional apartment with tower terrace
- Garden, panoramic terrace and swimming pool

Additional Buildings

- Two residential units (200 m² and 150 m²) with garden
- Agricultural warehouses and storage facilities
- Farmhouse with barn to restore – 280 m²
- Stone farmhouse on hill ridge to renovate – 440 m² with park and vineyard

Indicative Minimum Valuation

Asset	Estimated Minimum Value
Main estate complex (villa + apartments + winery facilities)	€2,100,000
Farmhouse 1 – 280 m ²	€280,000
Farmhouse 2 – 440 m ²	€440,000
Vineyards with Chianti Classico rights	€1,500,000
Remaining 97 hectares land	€500,000
Total minimum value	€4,820,000

Investment Notes

The estate requires ordinary and extraordinary maintenance works, particularly regarding the buildings connected to the main villa and the surrounding gardens. Vineyards and olive groves also require restoration and agricultural maintenance operations. This represents an opportunity to reposition the estate as a high-value Tuscan wine and hospitality project.