



Colle Ai Lecci
Siena, Italy
For Sale

Price on Application
Freehold

The estate is on the southern hills of Chianti with a splendid view over Siena and the Amiata Mount. The property consists of two adjacent buildings used one as accommodation business and the other for the production of Chianti wine (D.O.C.G.)

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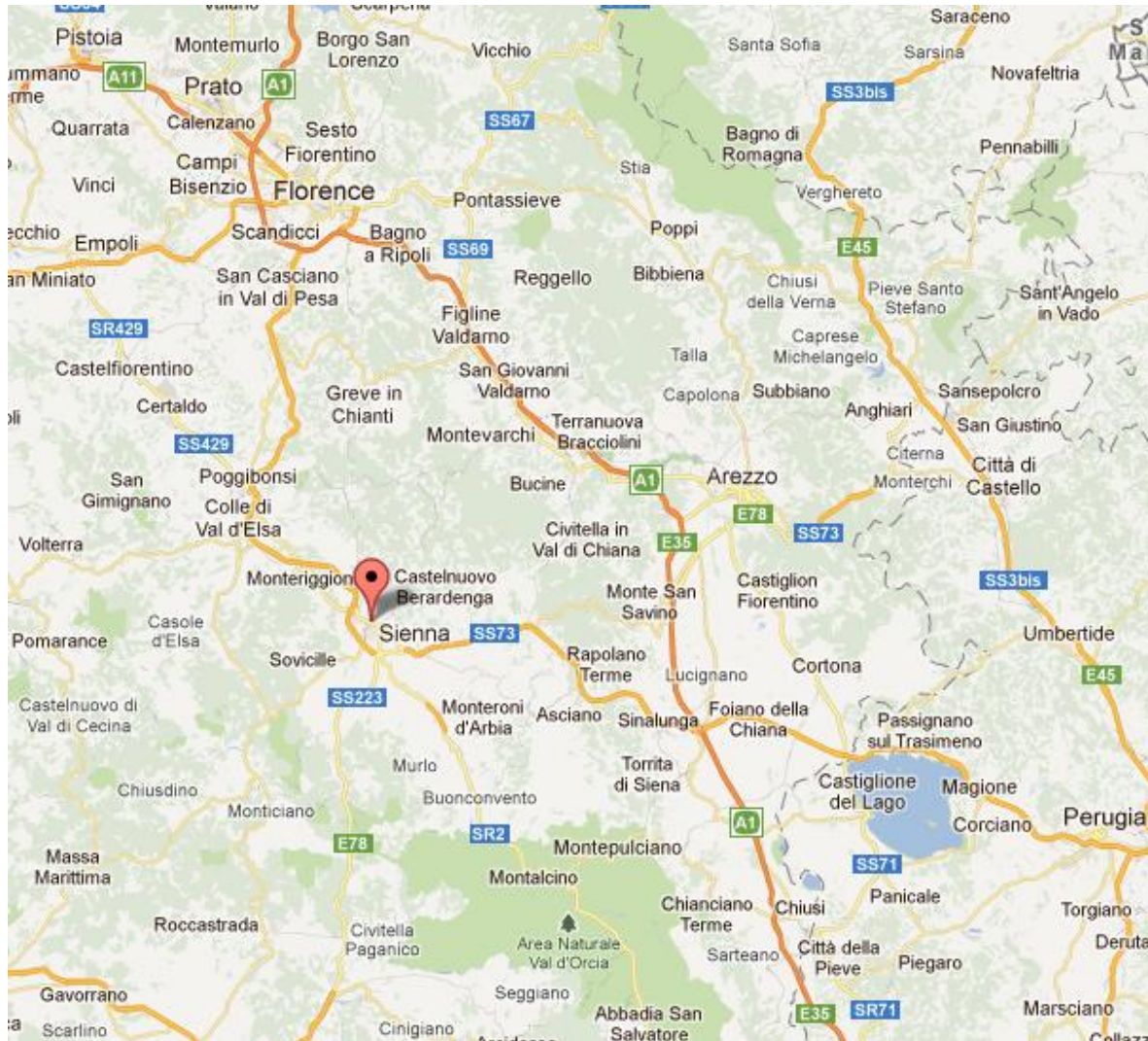


The estate is on the southern hills of Chianti with a splendid view over Siena and the Amiata Mount. The property consists of two adjacent buildings used one as accommodation business and the other for the production of Chianti wine (D.O.C.G.). It is located in a position of rare beauty with a view up to Siena (25 km). The style and the preservation of the buildings (in the oldest part dating back to the XIII century) is typically Tuscan both internally and externally. The estate consists of two old country houses, a farm outbuilding of 120 sqm (currently used to the storage of the agricultural equipment) and, a short distance from the company building, a further 45sqm annex to restore. The two country houses are used as the owner's residence and an adjoining guests quarters (of over 200sqm). This last part is composed of five perfectly furnished apartments each consisting of bedroom, living room and bathroom (3 of the apartments also have a terrace). There are 2 apartments for the staff, a dreds that can contain about 1,000 ql of wine with complete equipment for the grape harvest and wine-making, ageing cellar with oak casks, bottling room with the proper machines for bottling and labeling and a shipping room. These ancient country houses are surrounded by approximately 24 ha of hilly land that slopes towards the Valley where the Malena stream flows.

The land is cultivated with Chianti Classico DOCG vineyards for about 10 hectares, with olive grove for 3 ha, about 9 ha of forest and a park with swimming pool of 8x9 meters. The estate is currently used as a wine business, surrounded by vineyards, olive groves and a oaks wood.



On sale, in addition to the land and the buildings placed on it, are also all the rights of planting, cultivation, and the DOCG, the goodwill, the registered and unregistered trademarks, the website and any other right related to the agricultural business, including the accommodation business and the rights of "organic farm". Included with the purchase are also all the agricultural tools, the tractor, the cart and everything used for the cultivation of the vineyard and olive groves; barrels in the cellar and the vats in the dreds with the related tools and machinery, including the presses and the bottling and labelling machinery, the cages for the ageing of the bottles and the forklift as well as every other piece of furniture or tool present in the above mentioned rooms. Are comprises also the furniture and furnishings of each apartment used for the accommodation business, with the tools used for the maintenance and usage of the swimming pool, as well as the "solar panels" and the boilers used for the heating of the buildings.



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