



## Winery with agritourism in Tuscany



### General characteristics

 385 m<sup>2</sup>

A wonderful winery for sale with agritourism, managed by a young family in the municipality of Gaiole in Chianti. Wine sales and tourist accommodation are the main business. In recent years, the wine industry has received many awards. The main countries where they sell their wines are: Italy, Canada, China, France, Germany, Great Britain, Hong Kong, New Zealand, USA #CUT# Land: 12.5 hectares, of which 7 hectares of vines planted in the period 2000-2009: - 5.75 ha for the production of Chianti Classico DOCG - 1.25 ha for IGT production  
Building: - main building 390 sq.m. - divided into 2 apartments: on the ground floor a spacious hall, entrance, living room, kitchen, 3 bedrooms, 2 bathrooms and utility room; second floor: hall, living room, kitchen, 2 bedrooms, 2 baths. - Building A: Basement - Building B: basement, storage room, bathroom - building C: wine room - Building D: tasting room, room for sale, bathroom.

GENERAL INFORMATION	OPTIONS	ECONOMIC INDICATORS	INFRASTRUCTURE
Country Italy	Area 385 m <sup>2</sup>	View on the water -	City center 5 km
Region Tuscany	External area 125000 m <sup>2</sup>	Pool -	To railway station 15 km
City Gaiole in Chianti		Front line -	Promenade 100 km
Type Farmhouse		Terrace/balcony -	Aeroport 56 km (FLR)
Conditions Agricultural use		Garage/Parking -	Market 5 km
Heating Autonomy		Dock -	Fitness club 6 km
Energy class A+ (< 14 kWh/m2)		Private beach -	Ski resort 90 km
		Panoramic glazing -	Sea 100 km
		Private garden -	Golf Club 15 km
		Common garden -	
		Furniture -	
		Guest parking -	
		Gym / Spa -	
		Banqueting hall -	
		City center -	
		Ready project -	



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: Italy Tuscany Gaiole in Chianti





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CASE BELLA VISTA

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