



House Six-bedroom (7+1)

€ 6 511 721 | CZK 162 500 000

583 m², Florence, Tuscany





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Plot	135 000 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	F
Reference number	108267

A unique boutique winery offering 3.6 hectares of vineyards, an olive grove and its own forest, located in a beautiful area in the Tuscan hills north of Florence. The main building offers 6 bedrooms, 10 bathrooms and a spacious terrace with breathtaking views of the valley.

The main villa (387 m²) with a **large terrace** is intended for living. On the ground floor there is a veranda, living room, kitchen, dining room, bathroom, **home cinema**, entrance hall and **caretaker's apartment** (living room with kitchenette, bedroom and bathroom). On the first floor there are 4 bedrooms with en-suite bathrooms and a master bedroom with dressing room and two en-suite bathrooms. The basement contains a **garage for agricultural vehicles**, a bottling line, a **wine cellar for collector bottles** and a dressing room with a bathroom for employees. There is a **fitness room** in the lower basement level.

The winery was designed **using environmentally friendly materials** and allows for a well-integrated workflow from harvest to bottling of the wine. The **tasting area for customers** is separated from the processing rooms by sliding glass windows, which allow customers to observe the wine being produced without entering the winery itself. The vineyard consists almost entirely of **Sangiovese vines** and stretches along a ridge at an altitude of 250 to 350 m. The wines have been **organically certified** since 2006, and current production is around **20,000 bottles per year**, with new plantings it could reach up to 45,000.

The villa is surrounded by a **well-kept garden** of 6,850 m², adorned with tall trees, hedges and flower beds. A short distance from the house is a **swimming pool** (20 × 4 m) and a hot tub on a **white travertine terrace**. The hedge provides privacy, but does not limit the view from the garden to the surrounding hills. At the opposite end of the garden, just above the **olive grove**, there is a **tennis court** with an artificial surface. A **separate wine cellar** (196 m²) was built in 2016 on the hill below the olive grove. The rest of the farm consists of a part of **arable land** (0.1 ha) and **forests** (6.8 ha). The winery is located in a **beautiful, private and perfectly quiet location**. All basic services are available in the nearby village of Fiesole, the historic center of Florence is about a 20-minute drive away, the international airport about half an hour.

Usable area 583 m², total land 135,000 m².

