

Ville Casali®

Ref: 0697

600 hectare agricultural winery for sale

Price upon request

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Area
Chianti

Municipality
Castelnuovo Berardenga

Province
Siena

Region
Tuscany

Nation
Italy

Building Surface:
6.225Mq

Land Surface:
6.000.000Mq

Energetic class

Status
Good condition

Agency
Ville Casali Group

Sale of a 600 hectare wine and agricultural company

The winery includes holdings with important brands in the municipality of Castelnuovo Berardenga and in the municipality of Radda in Chianti in the province of Siena, Tuscany and a part in the municipality of Scanzano in the province of Grosseto.

The property of Castelnuovo Berardenga is well connected on the Siena-Bettolle highway.

The nearest exit of the A1 exit is Valdichiana at approx. 20 km., The city of Siena approx. 20 km, Florence airport and AV station approx. 90 km.

The area is well served by public transport too.

In a South-East position with respect to the Municipality of Castelnuovo Berardenga, the company is totally merged into a beautiful hilly area, all plots are reachable by a significant internal road, well maintained.

From the altitude point of view, the hills rise mainly between 230 and 400 meters above sea level.

The company is dedicated to viticulture, with large areas dedicated to olive growing, large presence of coppice and truffle forests and arable land cultivated until recently with organic farming.

The soils are of formations from different eras, characteristic of the Sienese hills, including the significant presence of Oligocenica 'Macigno' sandstone, the Eoceni clay and limestone (sub-Ligurian domain), the clay and sandy clays of the fluvial / lake environment Villafranchiano .

The specialized vineyard represents the most significant crop.

The property falls within the territory of the Disciplinary of the Chianti Colli Senesi, although the company has opted for the registration of the vineyards to the most stringent rules of the Chianti Superiore.

290 Ha of the company surface is part of the company Faunistico Venatoria Consortium

The property of Radda in Chianti, belonging to the Chianti Classico denomination, where the ancient farmhouse is located.

The Chianti wine-growing area was delimited in 1932 and was defined as the "oldest area of origin", recognizing a very particular identity.

The Chianti wine, coming from the original production area, to distinguish itself from the Chianti born later and produced in areas other than the original territory, had to bear the nickname "Classic". Classic therefore means "the first", "the original".

In Radda in Chianti the terrain is much richer in skeleton, and the hills have more significant slopes than the gentler ones in the Castelnuovo Berardenga area.

The climate is also slightly colder and with a greater daily temperature range.

In Radda in Chianti, where the old farmhouse is located, about 12 hectares of vineyards are planted for the production of Chianti Classico, mostly cultivated with Sangiovese, and partially with Merlot and Cabernet Sauvignon.

The vineyards have a density of between 3,400 and 4,500 vines per hectare, and the training system is a one-sided spurred cordon and are located at an altitude of about 400 meters.

For winemaking, stainless steel tanks are used, equipped with all the necessary equipment to carry out a production process of high technological level.

The wines are then refined in an underground cellar, with the use of oak barrels with capacities between 225 and 300 liters, renewed in rotation every three years.

The classic and precious Vin Santo del Chianti, on the other hand, ages in traditional 50 liter barrels.

Azienda Agricola Scansano in Tuscany (GR), in the production area of Morellino di Scansano DOC, has . 52.00 divided as follows:

In the cellar all stages of winemaking and aging take place.

Being a new installation, the full productivity of the cellar will be reached within two years with around 250,000 bottles / year.

CASTELNUOVO BERARDENGA

Chianti Superiore D.O.C.G. 39.00 Ha

I.G.T wine 10.00 Ha

Olive grove 24.00 Ha

Arable land 74.00 Ha

Truffle forest 140.00 Ha

Bosco 210.00 Ha

Total 497.00 Ha

RADDA IN CHIANTI

Chianti Classico D.O.C.G. 12.00 Ha

Olive grove 2.00 Ha

Arable 6.00 Ha

Bosco 33.00 Ha

Total 53.00 Ha

SCANSANO

Morellino di Scansano D.O.C 5.00 Ha

IGT wine 13.00 Ha
Olive grove 6.00 ha
Arable land 23.00 Ha
Pasture 7.00 Ha
Total 52.00 Ha

Total 79 HA of vineyards

THE VINEYARDS

- It has 10.00 with vines: Sangiovese, Cabernet Sauvignon, Merlot, Syrah, Petit Verdot, Chardonnay;
- Has 29.00 members of the Chianti Superiore D.O.C.G.
- Has 10 replanting rights for old uprooted vines (Chianti Superiore DOCG)
- It has 12 Sangiovese grapes registered in the Chianti Classico DOCG
- It has 5.00 joined the Morellino di Scansano
- It has 13.00 with vines: Sangiovese, Cabernet Sauvignon, Merlot, Syrah, Petit Verdot.

Average age of vines:

Castelnuovo Berardenga: the vineyards are between 3 and 7 years old, the rest is around 15 years old.

Radda in Chianti: the vineyards are between 4-10 years old.

Magliano in Toscana: the vineyards have an average age of 4-6 years.

The production capacity of the plant is a vine of 3,800 / 4,000 quintals of grapes equal to a total production of about hl. 3.000 / 3500, of about 450.000 / 480.000 bottles / year.

With the planting of new vineyards (10 hectares) it is still possible to extend these capacities.

REPLANTING RIGHTS

THE CELLAR

The vinification of the grapes produced in all three cellars of Castelnuovo Berardenga and Radda in Chianti is carried out in the basement of "Castelnuovo". In Castelnuovo there is also part of aging (stainless steel tanks and oak barrels) and bottling.

The vinification of the grapes produced in Scansano in Tuscany takes place in the basement of the property on site, where it also carries out aging (steel tanks and oak barrels).

Vinification system: spurred cordon, with planting density of about 5,000 / 5,500 plants / ha. for new plants and 2,500 / 3,000 plants / ha. for older systems.

OTHER CULTIVATIONS

The company area in addition to the vineyards briefly described above includes:

- olive grove; (organic cultivation)
- arable land (organic crops)
- Pasture
- wood

Mainly consisting of mixed forest composed of oak species with different characteristics:

A ten-year cutting plan is applied which will end in 2029.

TRUFFLE FORESTS

A large part of the wooded area for about 140.00 represents a natural truffle ground, thus divided by type of truffle obtained.

Tuber uncinatum for approx. 84 ha - currently with an average presence of about 10 kg of product

Tuber aestivum for about 51 ha - currently with an average presence of about 15 kg of product

Tuber borchili for 7 ha circa - currently with an average presence of about 4 kg of product

With appropriate cultivation interventions, the estimated quantities of product can be brought to 30 kg of total product per production cycle of the Tuber Uncinatum

40 kg of total product per production cycle for Tuber Aestivum

10 kg of total product per production cycle for Borber Tber

HUNTING RESERVE

Part of the wooded land and arable land located in Loc Monastero d'Ombrone, are part of the "Consortium Hunting Wildlife Reserve", where private hunting of the consortium members is allowed.

The land used as fauna is affected by an increased commercial evaluation.

BUILDING Castelnuovo Berardenga

A single body on two levels -

- Company site well connected just 4 km from the FI-SI-PG highway exit and entrance to the SS for Arezzo

- Made in 1998 and partially used
- Equipped with a large yard for loading and unloading and handling of agricultural machinery goods
- thermo-conditioned cellar room
- processing and storage room
- workshop room with pit for agricultural vehicles repair
- local vinsantaia
- chemical storage room
- canteen
- two apartments (one two-room and one three-room) used as a caretaker's home or convertible into large offices Total surface area m2 620

The complex of buildings in Radda in Chianti has an area of 1550 square meters. Subject to a possible expansion of 10-20% minimum in case of eco-sustainable recoveries.

- The Stone cellar with vitrified cement tanks inside, aging room, excellent natural temperature
- Processing room for bottling made with a new and panoramic structure on the valley
- residential building for farm holidays with 4 apartments
- 3 spacious agricultural outbuildings currently used for tool storage and for agricultural vehicles

A swimming pool to be restored

Sewage, hydraulic and electrical systems and LPG heating are present and installed.

The complex of buildings in Scansano

On the farm there is a recently renovated farm building where 4 apartments of 200 m² and 550 m² of the new cellar were built where all stages of winemaking and aging take place.





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