for sale in Terranuova Bracciolini
Castiglion Ubertini
€ 1.500.000
Ref. 1196



1.070 sq.m. | : 5 | : 10 | : 15

Terranuova Bracciolini – Tuscany
Nestled in the rolling Tuscan hills, in a dominant position and perfectly exposed to the sun, this exclusive organic estate represents a rare investment opportunity in the authentic heart of Tuscany.
A place where hospitality, nature, and excellent production blend together in an experience of absolute prestige.
The propertyThe recently built residence is spread over multiple levels to offer comfort, functionality and privacy:
Elegant hospitality area (200 m2) with bar, lounge and entertainment spaces. Four independent, refined and bright apartments, all with living room, kitchenette, bathroom and two bedrooms. Professional cellar with tasting and bottling area. Exclusive wellness space (spa to be completed) with great potential for premium services. Historic cellar with traditional winemaking vats. Each space is designed to enhance the guest experience in an authentic yet sophisticated setting.
The estate is actively productive and quality-oriented:
2.5 hectares of organic vineyard → approximately 80 hectolitres per year (~11,000 bottles) 5 hectares of olive grove → approximately 800 plants → production 150–200 litres of extra virgin olive oil Total area: 8.5 hectares of vineyards, olive groves, arable land and woodland

An ideal production for developing a premium agricultural brand or boutique winery.
The outdoor spaces are designed to offer relaxation and conviviality:
Panoramic indoor swimming pool, outdoor living area, equipped barbecue area, charming natural landscape. Distance to art cities: Florence 50 km, Arezzo 31 km, Siena 60 km, Florence Peretola Airport 60 km.

Certification

: G

Features

Codice: 1196	Motivazione: Sale
Indirizzo: Frazione Castiglione Ubertini	CAP: 52028
Comune: Terranuova Bracciolini	Zona: Castiglion Ubertini
Totale_mq: 1.070 sq.m.	camere: 10
bagni: 5	Locali: 15

















Colli toscani
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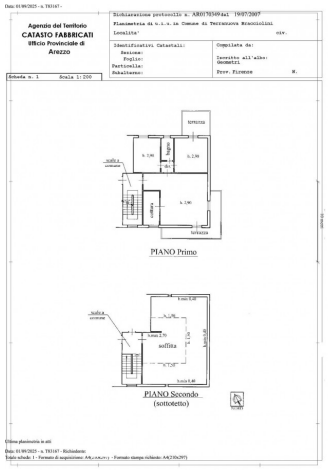






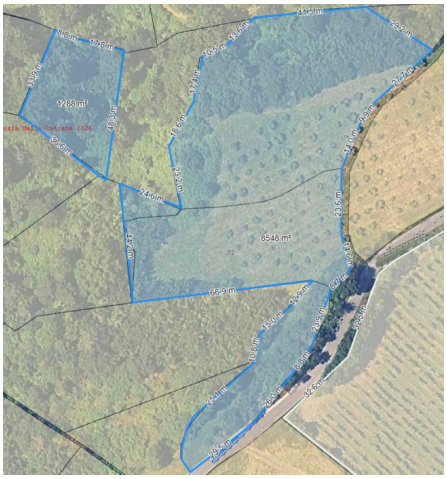


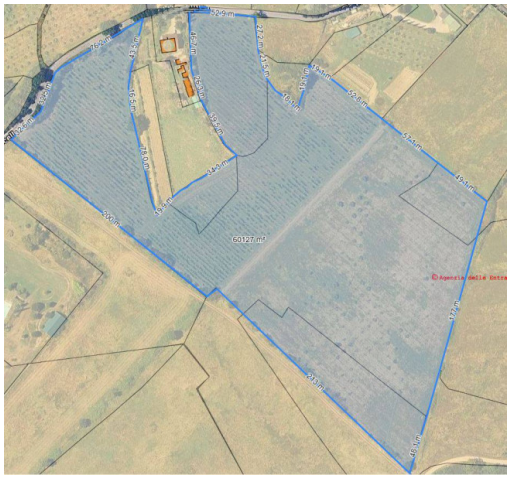
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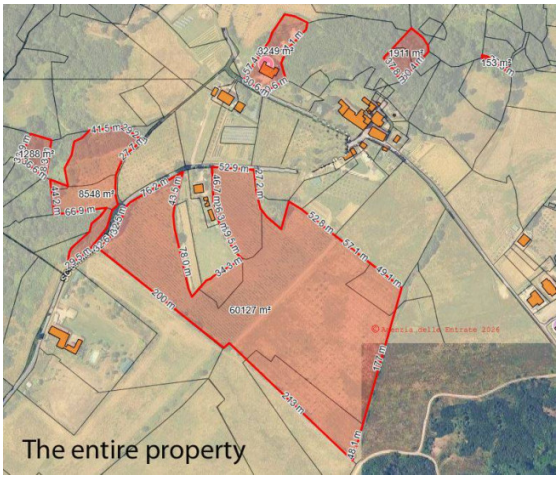


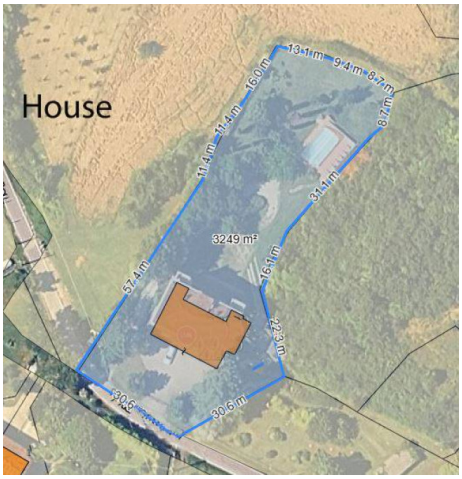












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