



**8320 Franz Valley Road**

Calistoga, CA 94515



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[www.BellisimoEstate.com](http://www.BellisimoEstate.com)

This extraordinary Mediterranean-style estate spans 153.43 acres of vineyard and mountain-view beauty in prestigious Knights Valley, offering exceptional built-in income potential rarely found in Napa and Sonoma luxury properties. Perfectly positioned between Calistoga and Santa Rosa in the heart of Wine Country, the estate delivers both seclusion and accessibility. Set within its own private valley, the property enjoys dramatic panoramic views and a rare sense of privacy and serenity.

Set across two legal parcels at 8320 and 8322 Franz Valley Road, Bellissimo Vineyard Estate presents a rare blend of tranquility, architectural pedigree, and multiple revenue opportunities, featuring a 30.5-acre vineyard and an additional 36.1 acres of gentle, soil-rich open land previously planted to vines — ideal for horses, olives, future vineyard development, or recreational use.

Designed by architect Sandy Walker with interiors by designer Erin Martin, the 8-bedroom estate compound spans approximately 6,214 square feet and serves as the centerpiece of the property's luxury lifestyle and rental appeal. With its thoughtful multi-dwelling layout, the compound is well suited as a private family retreat, corporate getaway, premium rental property, or a versatile combination of all three.

The property offers a strong income profile. The main compound — consisting of five separate buildings including the main house, two one-bedroom suites, a 2-bedroom, 2-bath guest house, and a 1-bedroom, 1-bath office building — is projected to generate approximately \$400,000 annually as a luxury vacation rental, with a professional management company ready to begin the program. In addition, the four other residences on the property are projected to generate approximately \$130,000 annually, creating a combined residential rental income potential exceeding \$530,000 per year. The vineyard provides additional potential for agricultural income.

Resort-caliber amenities elevate both lifestyle and rental desirability, including a 50-foot infinity-edge pool, tennis and pickleball court, and a cabana-style pool house featuring a full bath, outdoor BBQ, and nearby fire pit, all set against sweeping vineyard and mountain views. Expansive terraces and outdoor living areas create seamless indoor-outdoor entertaining throughout the compound.

The agricultural infrastructure is equally impressive, with abundant water supplied by two high-producing wells and a scenic reservoir used for irrigation and frost protection. A large barn and generous parking areas support vineyard operations, events, and overall estate functionality.

A rare opportunity to own a private Wine Country estate that combines scale, views, multiple residences, and significant income potential.





**Schedule your private tour today and envision the endless possibilities this remarkable property has to offer.**













## Will Lance

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