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|---------------------|----------------------------------|---------------------|
| Category: Farmhouse | Location: Castelnuovo Berardenga | Province: Siena     |
| Rif: 251            | Premises surface: 690            | Price: 2.700.000,00 |
| Reference: 251      | N° bagni: 12                     | N° Camere: 10       |

The estate for sale located in the heart of Chianti Classico, a few kilometers from Siena, is a unique opportunity for buyers looking for a property with history and character. The prestigious estate of 27 hectares of land offers an old farmhouse with a fourteenth-century watchtower, surrounded by Chianti Classico vineyards, olive groves, hills and woods. The farmhouse has been completely renovated keeping its typicality intact and using only original materials. The living area is characterized by an elegant double living room, the first part of which is used as a living room and the second part is characterized by a large kitchen and dining area. Upstairs, there are 5 apartments including one with a panoramic view of the Sienese countryside. The annex away from the main building and the swimming pool offers independence and privacy with 140 m2 divided into two apartments with 5 bedrooms and 4 bathrooms. The property consists of two buildings for a total of 690 internal sq m and a land of 26 hectares, including 5 hectares of vineyards that produce IGT Cabernet, Merlot and Sangiovese, a beautiful olive grove with 160 trees, an orchard and arable land. This estate is an oasis of peace and tranquillity, ideal for those seeking an outdoor life immersed in Tuscan nature and culture.

Castelnuovo Berardenga is a comune located in the heart of the province of Siena, in Tuscany, Italy. It is located in the heart of the Chianti Senese, one of the most famous wine regions in the world. The area is famous for its vineyards and hilly landscapes, characterized by olive groves, woods and cultivated fields. The Chianti Senese is one of the most beautiful areas in Italy, with its pristine landscapes and medieval villages. The area is rich in history and culture, with numerous castles, churches and abbeys. Castelnuovo Berardenga is an excellent starting point for exploring the area, with many hiking and cycling trails, and for savoring the typical products of the area, such as Chianti Classico wine and olive oil. The area is also well connected with Siena, one of the most beautiful cities in Italy, famous for its history, culture and cuisine. Castelnuovo Berardenga and the Chianti Senese are an ideal destination for those looking for an area immersed in Tuscan nature and culture.



# MANINI®



























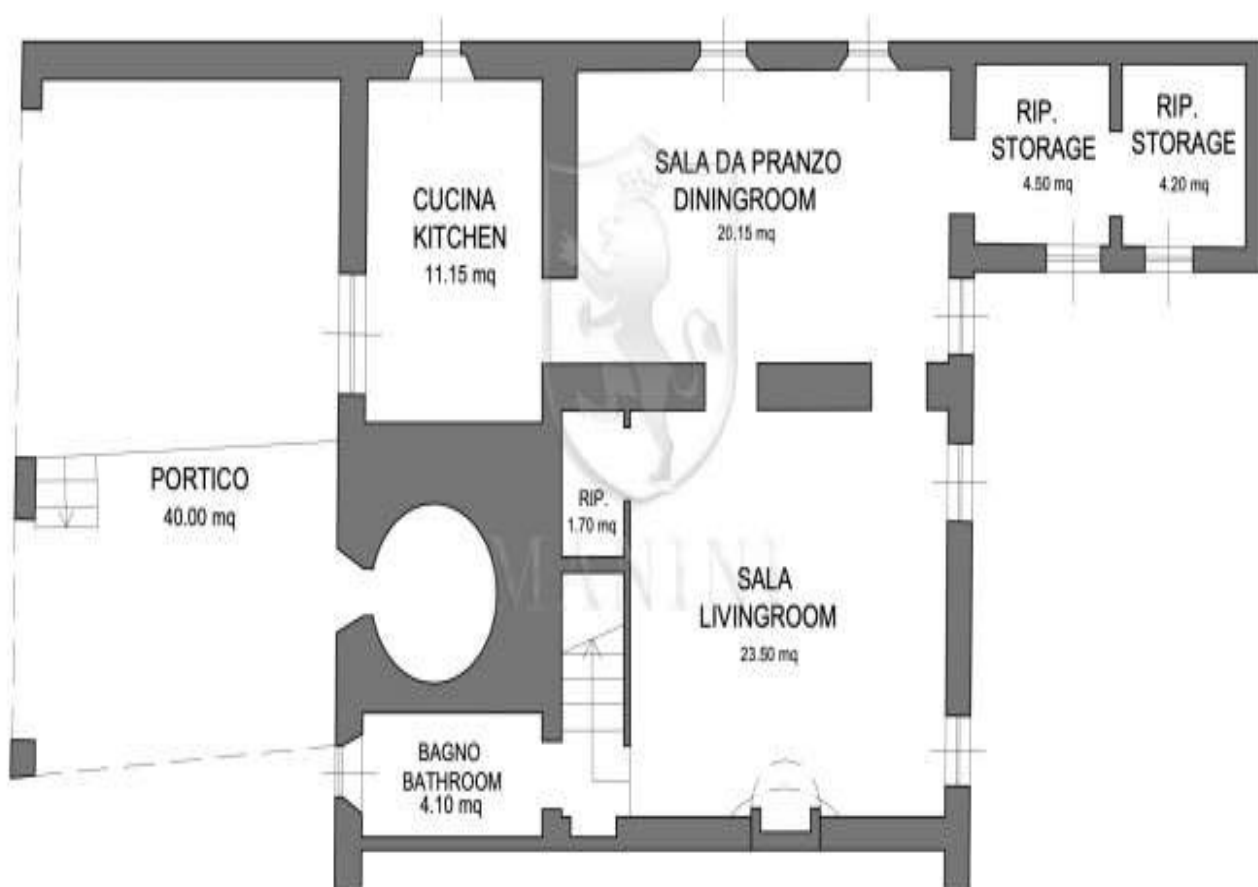








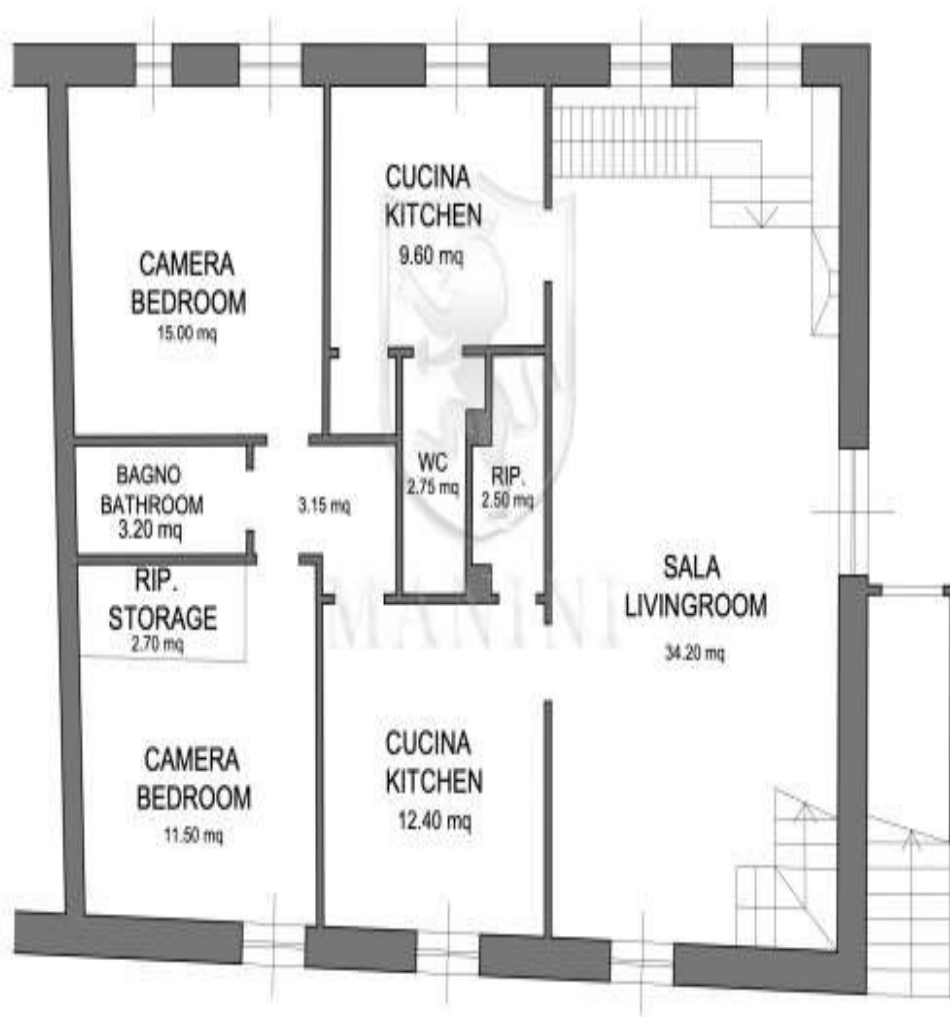
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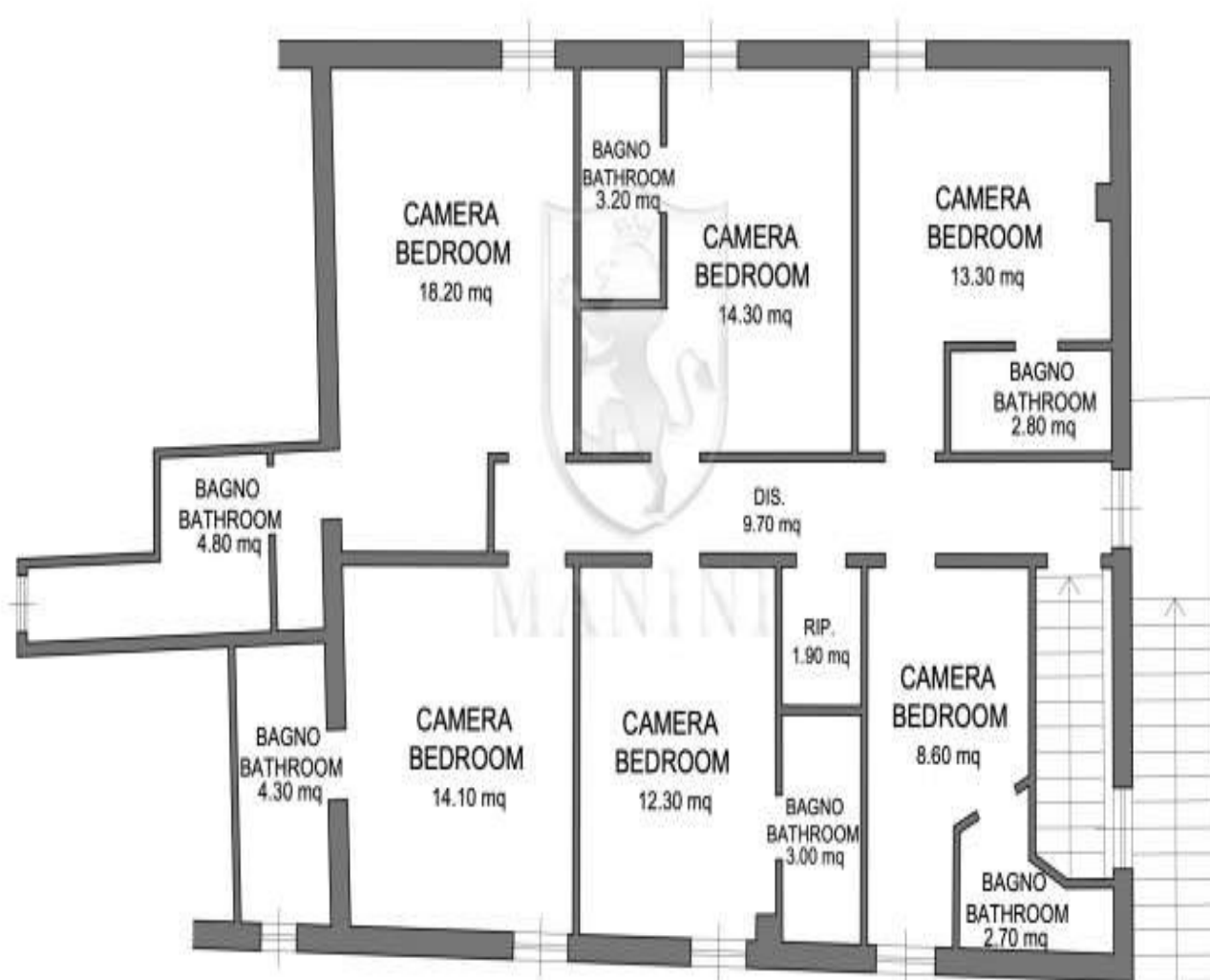
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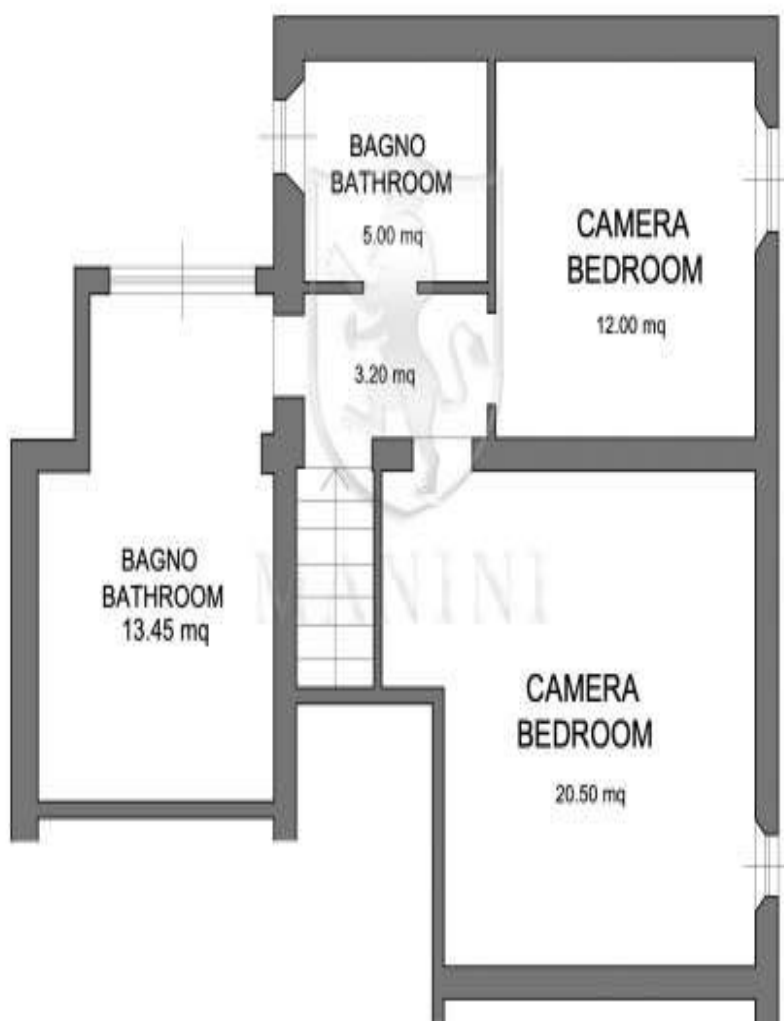
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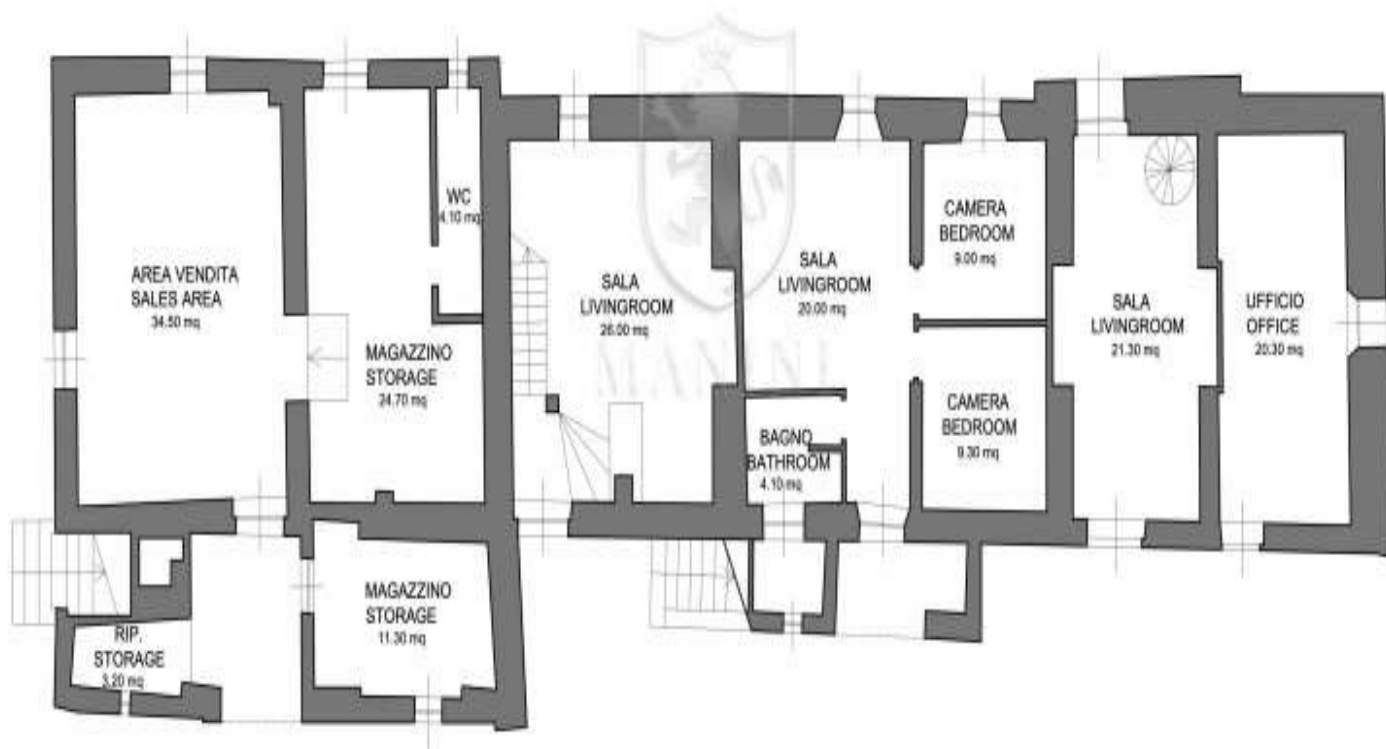
## PIANO PRIMO FIRST FLOOR







## PIANO TERRA GROUND FLOOR







## PIANO PRIMO FIRST FLOOR





## PIANO SECONDO SECOND FLOOR







## PIANO TERZO THIRD FLOOR





## PIANO TERZO THIRD FLOOR

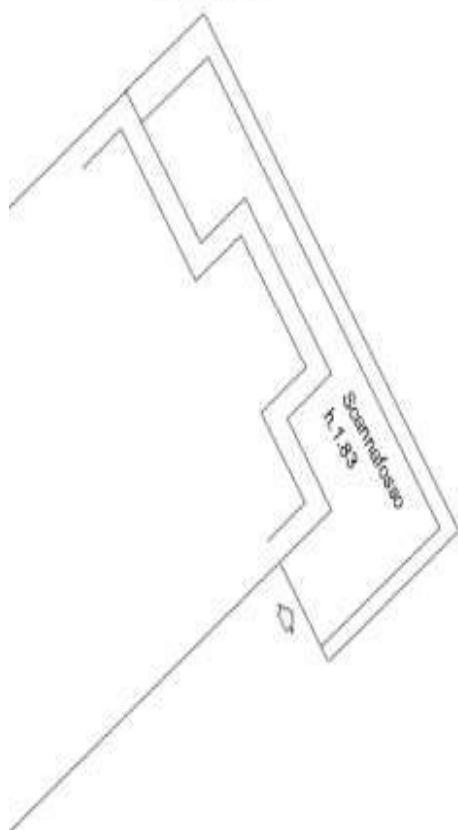




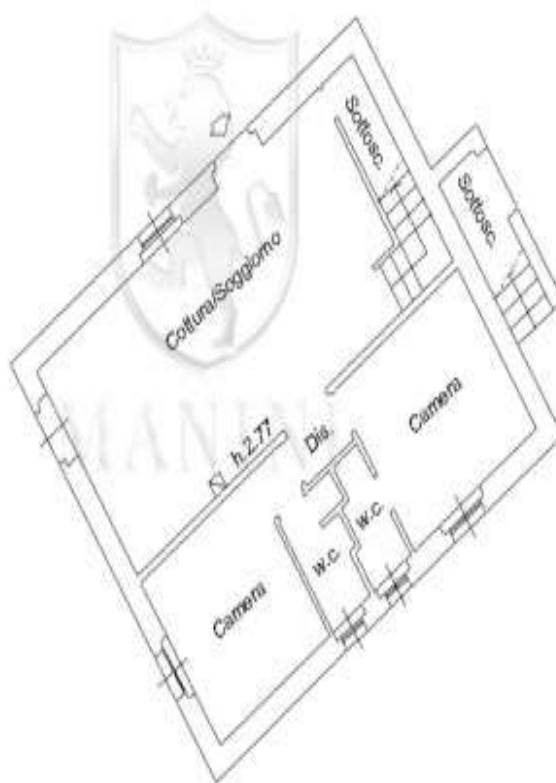


## EDIFICIO "B"

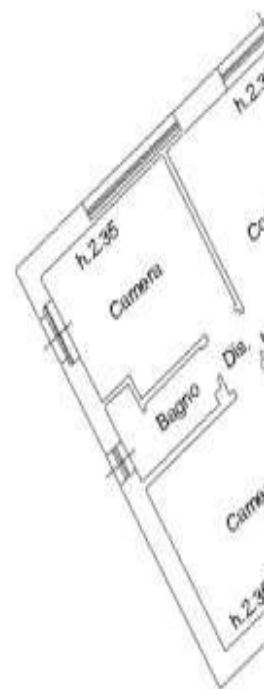
PIANO S1



PIANO TERRA



P





EDIFICIO "C"  
(P.Ila 138)



EDIFICIO "D"

PIANO TERRA



EDIFICIO "E"  
(P.Ila 140)

PIANO TERRA

