



Category: Farmhouse

Location: Castellina in Chianti

Province: Siena

Rif: 406

Premises surface: 430

Price: 1.100.000,00

Reference: 406

N° bagni: 10

N° Camere: 6

Farmhouse of over 400 m2 with swimming pool, finely renovated, for sale on the splendid hills of the Chianti Senese. A few kilometers from the historic village of Monteriggioni, easily accessible and in an excellent position, this farmhouse is for sale, built with typical Tuscan materials, perfect both for a private residence and for a tourist and hospitality business. The building is spread over two floors and is made up of 18 rooms, of which 5 bedrooms with bathroom, an apartment consisting of 1 bedroom, two bathrooms and a living room with kitchen, on the ground floor the area which is now a restaurant where the professional kitchen is located, completely in steel, the two rooms of the restaurant, the entrance hall with the bar area, the pizzeria area with wood oven, the bathrooms of the restaurant and the two storage rooms currently used as a cellar, on this floor there are two other rooms used as a changing room for the staff and staff bathroom from here you can create direct access to the first floor, a perfect property for hosting large families. The farmhouse has been renovated using restored ancient materials which give the property a certain charm, the ground floor is characterized by vaulted brick ceilings, stone walls and terracotta floors, on the upper floor wooden beams, many of which are original, terracotta and in some areas the walls are made of stone while others are plastered. The fixtures and windows are made of wood and equipped with double glazing to ensure good thermal and acoustic insulation. The kitchen is professional as the structure is currently used both as a hospitality business and for events. All rooms are also air conditioned to ensure high comfort even in summer. The south-east exposure allows you to enjoy abundant natural light throughout the day. The heating system is powered by LPG and uses both radiators and radiant panels to ensure optimal comfort throughout the year. The farmhouse has a large garden with swimming pool located in a panoramic position. Part of the surrounding land is cultivated with olive groves and the rest is a green oasis to guarantee shaded areas in summer. In the garden there are also underground cisterns to guarantee water supply even in periods of greatest drought. Located in a panoramic position, the property is isolated but not too far from the main population

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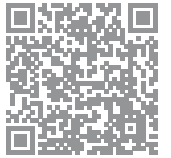


is only 5 km away, Radda in Chianti 15 Km, Monteriggioni 10 Km, Gaiole in Chianti 25 KM and allows you to reach
Siena city in a few minutes







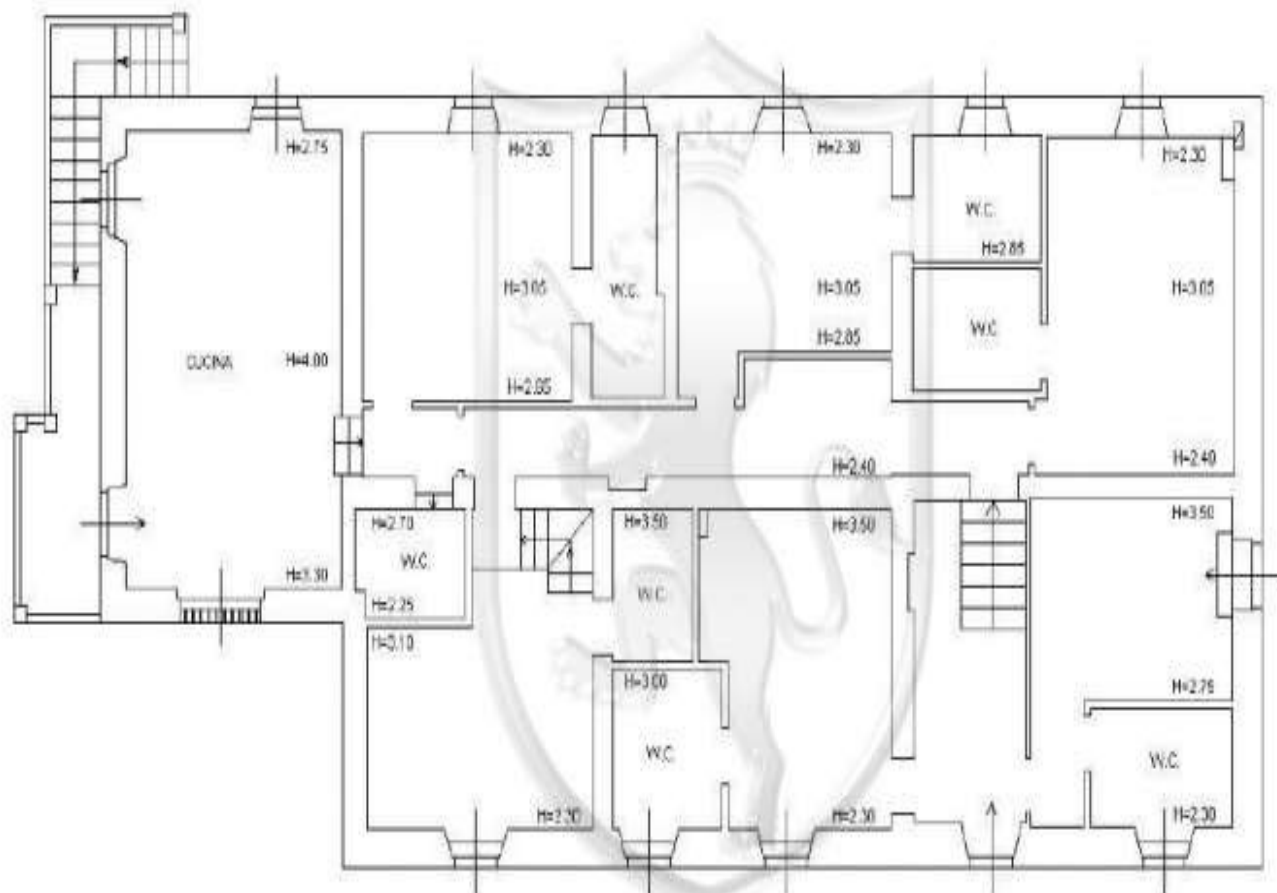




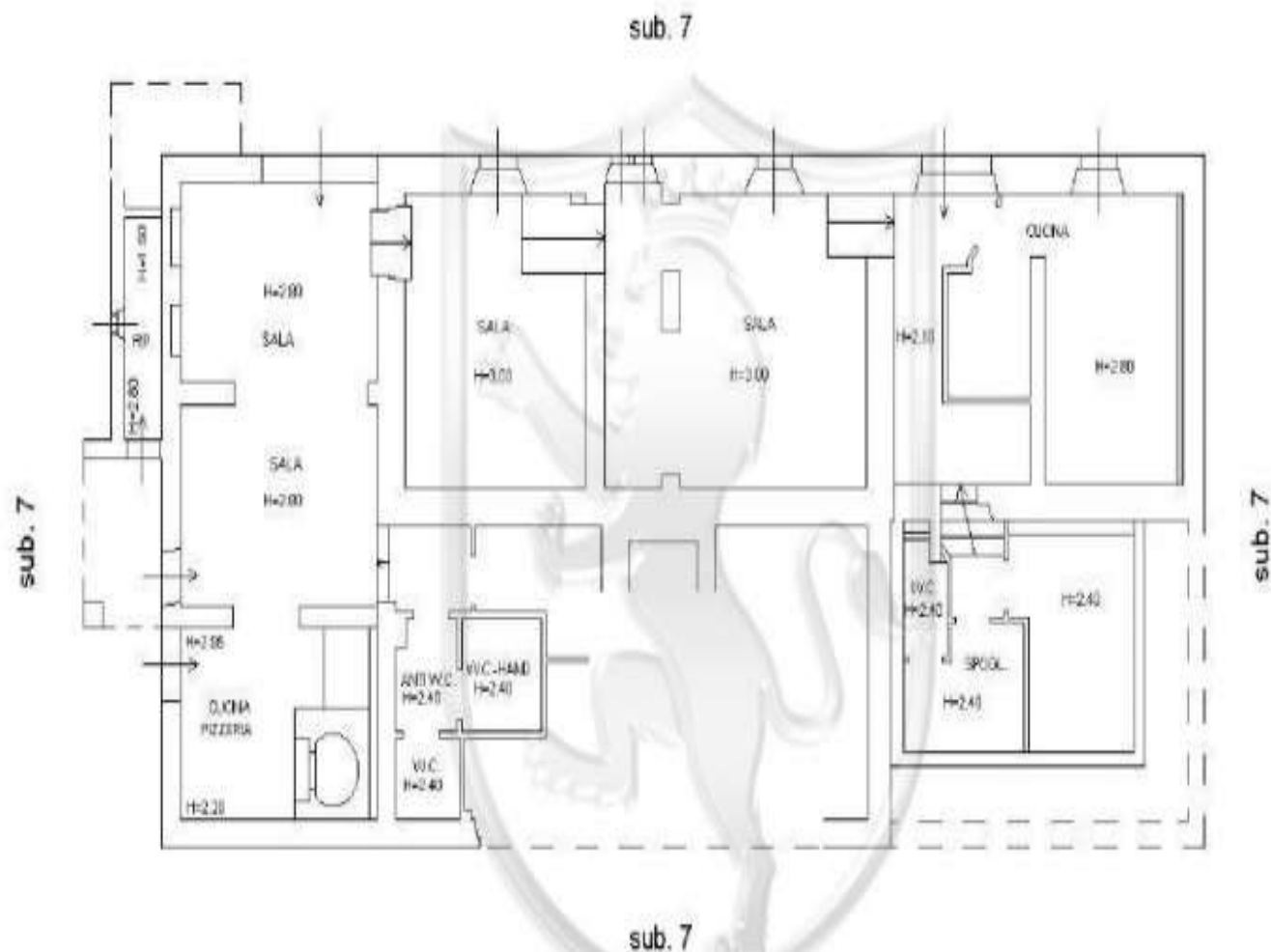








MANINI
PIANO 1



MANINI

PIANOT