

## Villa for Sale in Castellina in Chianti

**€ 3.800.000**

**Ref. CBI162-2221-160**



**1.200 sq.m | Bathrooms: 17 | Bedrooms: 25 | Rooms: 28**

The villa, part of a small "borgo" of approximately 1400 m2 in total (all part of the sale), is spread over three floors, two above ground and one basement.

Inside, it offers space for a total of 25 rooms that can be remodulated, including 14 bedrooms and 17 bathrooms, thus guaranteeing great flexibility and convenience for the organization of the spaces.

The villa is equipped with an independent radiator heating system, powered by diesel, which guarantees optimal thermal comfort in every season.

The state of conservation of the property is excellent, thanks to constant maintenance.

The southern exposure guarantees natural brightness throughout the day.

The available outdoor spaces, the terrace, the swimming pool and the large private land, are perfect for enjoying the beauty of the surrounding landscape and for spending pleasant moments in the open air.

The property also has one stone annex of approximately 100 m2, composed of a first floor, with kitchen, 3 bathrooms and 3 bedrooms, while the ground floor can be used as a storage room. There is also a small private chapel.



The surrounding land is exclusively owned and extends for 22 hectares, of which 2 of vineyards (Sangiovese and Merlot, all IGT) and over 800 olive trees from which extra virgin olive oil is obtained. It also includes a large outdoor car park with space for 10+ cars.

Furthermore, the villa is equipped with a cellar and large spaces to be used as a warehouse.

In summary, this villa for sale in Castellina in Chianti represents the perfect opportunity for those who want to live in a prestigious and charming home, immersed in the tranquility and beauty of the Tuscan landscape.

The location is perfect for experiencing one of the most beautiful corners of Tuscany; with Siena reachable in 30 minutes, and Florence 45 minutes by car.

Don't miss the opportunity to purchase this wonderful property and live a unique experience in the heart of Chianti.

## Certification

**Energy Class:** Under evaluation

## Property Informations

**Address:** Via Chiantigiana

**Bedrooms:** 25

**Bathrooms:** 17

**Rooms:** 28

**Internal condition:** Excellent

**---> data\_operazione <---**: 0000-00-00

**---> esclusiva <---**: 1

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**Floor:** Building

**Parking space:** Uncovered

**Date of construction:** 1800

**Current Status:** Free at the deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Present





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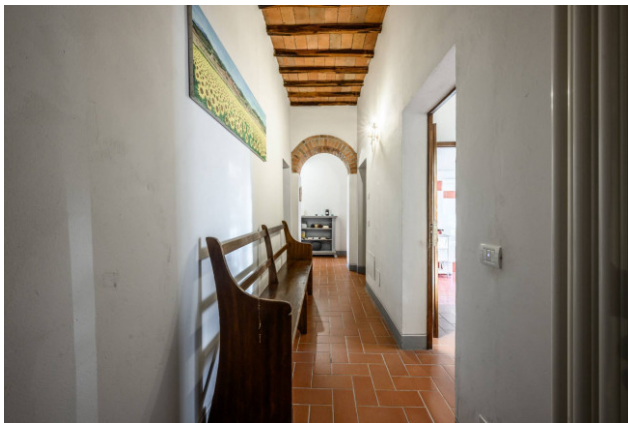




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