24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Estate for Sale in Chiusdino
€ 2.900.000
Ref. CBI162-2304-431



950 sq.m | Bathrooms: 11 | Bedrooms: 8 | Rooms: 12

A private hamlet in the heart of Tuscany
Nestled atop a panoramic hill in the breathtaking Siena countryside, this meticulously restored stone farmhouse offers an unparalleled opportunity to own a piece of authentic Tuscany. The estate, commanding stunning views over two serene valleys, presents every window as a living masterpiece, framing the iconic, rolling landscapes of cypress trees, olive groves, and vineyards.
This is not just a home; it is a private, self-contained “borgo”, offering a perfect blend of rustic charm and sophisticated modern comfort, available for the first time on the market.
The estate at a glance
· Total surface area: approximately 950 sqm
· Land: 4,000 sqm of private grounds
· configuration: two independent, autonomous residences.
· accommodation: up to 16 guests in total.
· Swimming pool: a stunning "a balzi" (naturalistic) pool seamlessly integrated into the landscape.
· Condition: impeccably restored, in perfect condition.
· Agriturismo license: awarded the prestigious "4 Spighe" rating, attesting to its high-quality standards, ideal for both private use or as an income-generating venture.
The residences
1. The main farmhouse (Il Casale) A magnificent stone-built residence retaining all its original architectural features, from exposed wooden beams to traditional terracotta floors. Finely restored and furnished with a curated collection of precious Tuscan antiques, it

offers generous spaces and can comfortably host up to 12 people. It is the heart of the estate, perfect for large family gatherings or as the main hub for a hospitality business.
2. The charming cottage (La Villetta) A delightful independent unit offering privacy and tranquility. Ideal for guests, extended family, or as a rental unit, it can host up to 4 people. Its autonomy ensures flexibility while contributing to the hamlet-like feel of the property.
Exceptional features
· Breathtaking panoramic views: a 360-degree immersion in the Tuscan landscape.
· Authentic restoration: preserved original architecture using high-end, quality materials.
· Elegant interiors: furnished with authentic Tuscan antique furniture, offering a perfect blend of historic character and modern convenience.
· Year-round comfort: equipped for luxurious living in all seasons, including the cooler autumn and winter months.
· Income potential: the "4 Spighe" agriturismo classification provides a ready-made opportunity for a high-end rental business.
· Private pool oasis: the beautiful, natural-style swimming pool offers a tranquil retreat in perfect harmony with the surroundings.
A unique opportunity
This property is a rare find, a true "resede esclusivo." It has been conceived with a vision for privacy, elegance, and a deep connection to the Tuscan land. Whether you are seeking a magnificent private residence, a luxury retreat, or a turn-key agriturismo with an excellent reputation, this estate exceeds all expectations.
For the discerning buyer looking for an authentic and luxurious lifestyle in one of the world's most coveted regions, this is your chance.
For further information, detailed floor plans, or to arrange a private viewing, please contact the exclusive advisor.

Property Informations

Bedrooms: 8	**Bathrooms**: 11
Rooms: 12	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: Ground Floor	**Total floors**: 2
Garden: Private	**Kitchen**: Eat-in kitchen

















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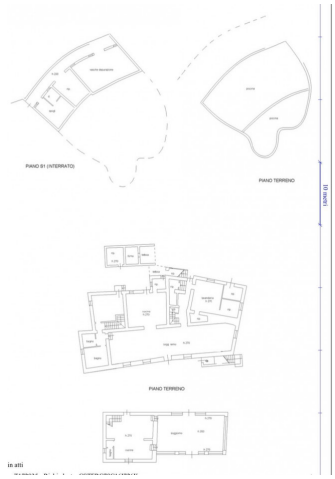




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