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

Villa for Sale in Gaiole in Chianti
Monte Luco
€ 1.200.000
Ref. CBI162-3038-530



472 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 18

18th-Century Ancient Mill in the Heart of Chianti – History, Elegance, and Nature
Nestled among the gentle rolling hills of Chianti, this charming 18th-century mill is an authentic expression of Tuscan tradition. Recently restored with meticulous care, it preserves the timeless allure of its history and local architectural style, harmoniously blending original materials with modern comforts. The result is a residence of rare beauty, immersed in tranquility and surrounded by a landscape of enduring charm.
The main building, arranged over three levels, welcomes guests into a grand living area featuring a magnificent double reception hall and an evocative kitchen with a fireplace, seamlessly connected to the garden. On the upper floors, the sleeping quarters comprise seven spacious and luminous suites, distinguished by an atmosphere of refined elegance and warmth, ensuring comfort and privacy. Completing the estate is the former hayloft, transformed into an independent guesthouse offering an elegant open-plan living area and two mezzanine double bedrooms—an ideal solution for distinguished guests or an exclusive hospitality venture.
The estate is a fully operational agricultural property, set within unspoiled greenery and ensuring absolute privacy. It includes two vineyards with approximately 4,000 Merlot IGT vines, a centuries-old olive grove, and an orchard with around 400 fruit trees. A splendid swimming pool with a solarium area provides a peaceful oasis immersed in nature. The property is further enhanced by a garage and two impressive cellars totaling over 200 square meters, ideal for preserving agricultural products or developing prestigious winemaking projects.
Located in the heart of Tuscany, the estate enjoys a privileged position in one of the world’s most iconic regions, renowned for its

vineyards, medieval villages, and outstanding food and wine traditions. Within easy reach of internationally celebrated art cities such as Florence and Siena, Chianti offers an exclusive setting that seamlessly combines nature, culture, and heritage. This makes the property ideal both as a prestigious private residence and as a high-profile investment in the hospitality sector.
A legacy to be lived: a place where a family's roots can flourish in the silence of the Tuscan countryside, or where the authentic hospitality of Chianti can be transformed into an exclusive experience, surrounded by greenery and the timeless beauty of nature.

Certification

Energy Class: Not appliable

Property Informations

Address: Nusenna Castagnoli	**Zip Code**: 53013
Bedrooms: 6	**Bathrooms**: 5
Rooms: 18	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Building	**Total floors**: 2
Date of construction: 1700	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for four cars

















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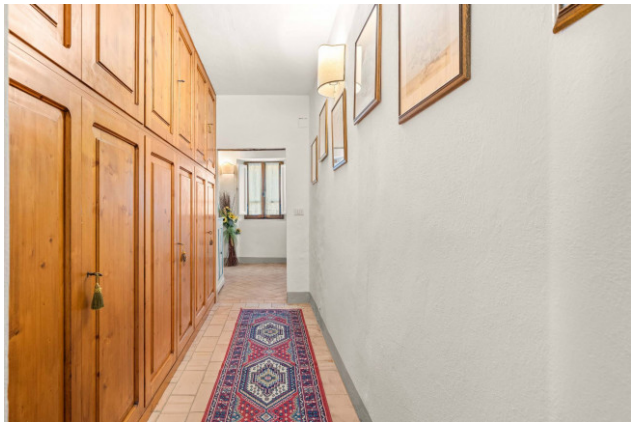


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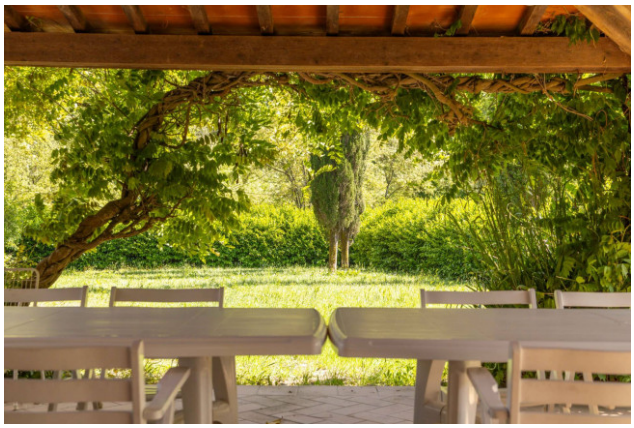








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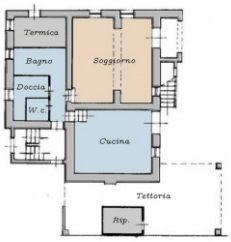




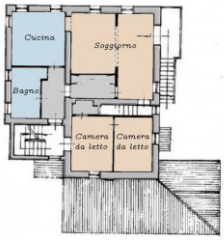
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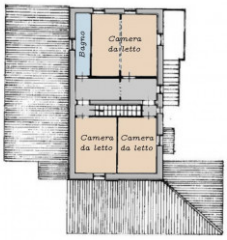
Piano Terra



Piano Primo

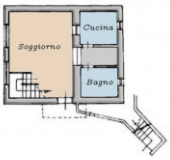


Piano Secondo



Fienile

Piano Terra



Piano Primo



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