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

Rustic/Farmhouse/Court for Sale in Barberino Tavarnelle

€ 2.400.000

Ref. CBI162-2997-609



1.057 sq.m | Bathrooms: 21 | Bedrooms: 16 | Rooms: 21

Chianti accommodation estate with swimming pool, vineyards, and 53 hectares of land
In the heart of one of the most renowned areas of Chianti, about 30 minutes from Florence and Siena, we offer for sale a prestigious Tuscan estate consisting of an ancient olive oil mill, a main farmhouse, an outbuilding, and extensive agricultural land.
The property spans approximately 1,057 square meters and is spread over three levels. It is currently divided into five independent apartments, with a total of 16 bedrooms and 21 bathrooms, a layout that makes it particularly suitable for hospitality, agritourism, or charming hospitality.
The main building retains the authentic character of rural Tuscan architecture, with wooden floors, stone walls, traditional details, and warm, welcoming spaces. The interior spaces include living rooms, kitchens, dining rooms, a cellar, an office, a laundry room, and utility rooms, offering a functional layout for both a hospitality business and a potential grand private residence.
Next to the farmhouse is an old barn recently renovated and transformed into a refined 250 m2 guesthouse, featuring a more contemporary feel and underfloor heating.
Outside, the property is surrounded by approximately 53 hectares of land, part of which is dedicated to vineyards and olive groves. There are approximately 600 olive trees, dedicated to the production of organic oil, a particular favorite among guests.
The garden features relaxation areas equipped with umbrellas and gazebos, as well as a swimming pool nestled into the hilly landscape, ideal for enjoying the property during the summer season and enhancing its tourist potential.
The estate also features technical solutions geared towards autonomy and sustainability, including a 20 kWh photovoltaic system, a 50

kWh biomass boiler, and two water wells used for agricultural activities.
A rare property for its size, location, and layout, ideal for those looking to invest in a hospitality business in Chianti or develop a charming private residence immersed in the Tuscan landscape.

Certification

Energy Class: Not appliable

Property Informations

Address: località S. Matrino in valle, 18	**Zip Code**: 50022
Bedrooms: 16	**Bathrooms**: 21
Rooms: 21	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Multilevel	**Parking space**: Covered
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	

















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