



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Chianciano Terme (SI) strada pereta 1

Exclusive agritourism estate in Tuscany

Exclusive agritourism estate nestled in the enchanting Tuscan hills, in the renowned resort of Chianciano Terme, province of Siena and 10 minutes from Montepulciano. This extraordinary property offers an unparalleled experience, with a perfect combination of relaxation, luxury and tradition.

Key Features: Prestigious Farmhouse: The farm boasts an outdoor swimming pool, a large wellness centre, a renowned restaurant and a variety of self-contained accommodation, including self-catering cottages and double rooms.

Breathtaking Panorama: Enjoy spectacular views over the historic centre of Chianciano Terme, making every moment spent here an unforgettable experience.

Charming Accommodations: The property offers a total of 4 rooms and 11 different flats, some located in the main building and others scattered in the countryside, up to 200 metres from the main building, guaranteeing privacy and tranquillity.

Food and Wine Production: The wine cellar produces a wide selection of fine wines, from the renowned Nobile di Montepulciano DOCG to Rosso di Montepulciano DOC and Bandinello. In addition, extra virgin olive oil and wildflower honey complete the food and wine offerings of this extraordinary estate. **Extent and Territory:** With a total surface area of 3,434.30 square metres of buildings and 22.83 hectares of land, of which approximately 10 hectares are dedicated to vineyards, 1.5 hectares to olive groves and 9 hectares to arable land, this property offers ample possibilities for development and a unique natural environment.

Details of the buildings

main building on 4 floors 876

main house 195,24 sqm

flat 53 sqm

flat 78,54 sqm

cellar 280 sqm

room 30,mq

2 one-room apartments 110 sqm

poolside bathrooms 21,60 sqm

2 three-room apartments plus 1 room 86,97 sqm

tractor shed 644 sqm

wellness centre 858,51 sqm

cipopato shed 200 sqm

INFORMATION

Ref.	Toscana 997
Type	Sale
Category	Villa
Price	4,000,000.00
Annual Expense	
Year	
Energetic Class	F 192192

NUMBER

Rooms	40
Bedrooms	25
Bathrooms	16
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	3434.3
Garden	228300
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

ACCESSORIES

Air conditioning	Fireplace	Laundry room	Swimming pool	Data network
Storage room	Jacuzzi tub			

IMAGES





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