



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Greve in Chianti (FI) strada provinciale 68 6

### Charming villa in Chianti with PGI vineyard

This beautiful country villa is located in the heart of Chianti, in a panoramic position surrounded by vineyards and olive groves and central to the cities of Siena, Florence and Arezzo.

The property is immersed in a property of about 56 hectares, partly destined to the cultivation of vineyards (respectively 6 hectares of IGP vineyard and 3 hectares are destined to Chianti classico) and is composed of a central body of about 400 sqm, the actual villa, which was the country residence of some aristocrats in the 19th century, where it is possible to maintain in its furnishings and fixtures all the authentic charm of the period.

The villa is on three levels, on the lower floor there is a large kitchen and a beautiful dining room with fireplace, on the first floor there is a study area, a large living room and 3 double bedrooms, all furnished in typical Tuscan style and each with private bathroom.

Going up to the second floor we find again a large living room and a double bedroom also with private bathroom.

To complete the villa a beautiful swimming pool and behind it a complex of 6 flats of about 100 sqm each, with private pool, a cellar of about 180 sqm currently used as a wine tasting corner that could be used as an ageing cellar.

Within the property there are 150 square metres of outbuildings that were formerly pigsties: a laundry room, a barbecue area with pizza oven and a wood storage area.

A peculiarity is also the presence of some attractive ruins, what remains of a castle, a structure to be redeveloped that in the past was a former church of 450 metres and the presence of 3 barns of respectively 50 sqm, 120 sqm and 70 sqm that could be conceived to develop a spa, positioned at the top of the hill that dominates the property.

The villa is located in the heart of Chianti, in a central position for visiting the most beautiful art cities of Tuscany such as: Florence, reachable in just 25 minutes by train from Figline Valdarno station, Siena and San Gimignano 40 km away, Arezzo 45 km away.

All around you can admire the beautiful and unique Chianti area, visit medieval villages, castles and characteristic wine cellars.

Greve, Gaiole, Castellina and Panzano are some of the countless places to explore....

#### INFORMATION

Ref.	Toscana 105
Type	Sale
Category	Villa
Price	4,600,000.00
Annual Expense	
Year	1000
Energetic Class	D 87.42

#### NUMBER

Rooms	38
Bedrooms	20
Bathrooms	19
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	560000
Cellar	180
Balconies + Terraces	
Attic	
Tavern	
Box	



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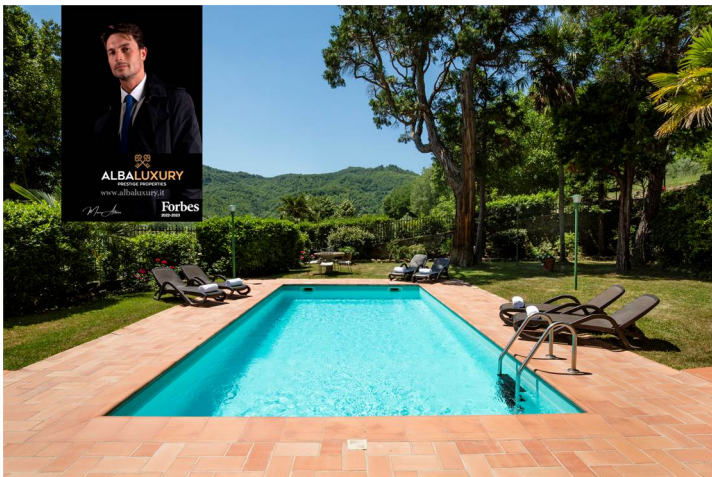
## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Garden	Private	Furniture	Furnished
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	LPG Heating
Hot Water	Independent	Fixtures	Wooden double glazed	Doors	Good
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic		

## ACCESSORIES

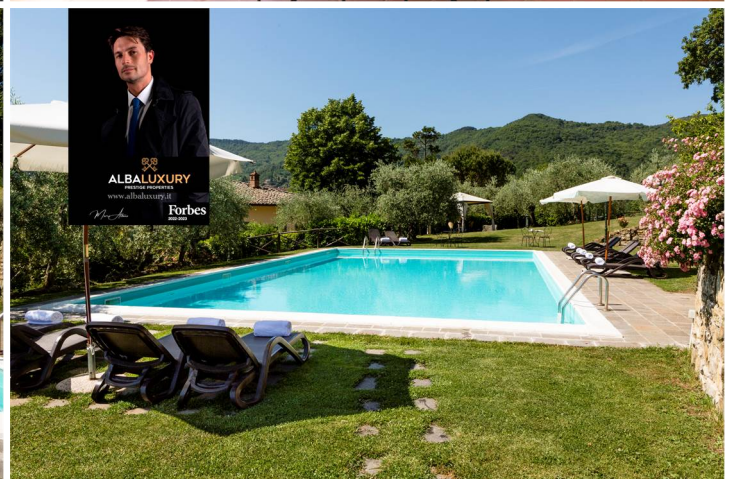
Fireplace	Chimney flue	Separate entrance	Laundry room	Swimming pool
Armoured door	Outdoor tables	Awning		

## IMAGES



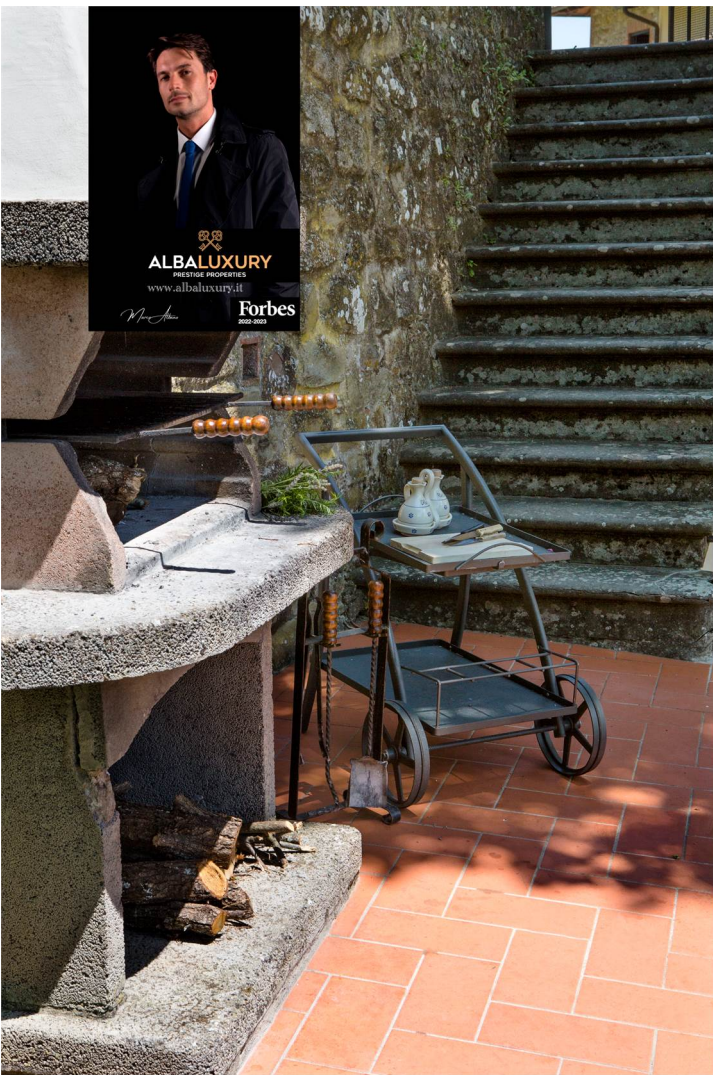


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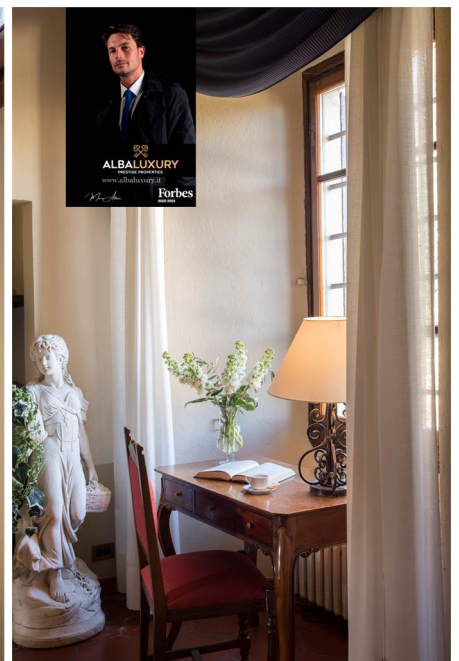


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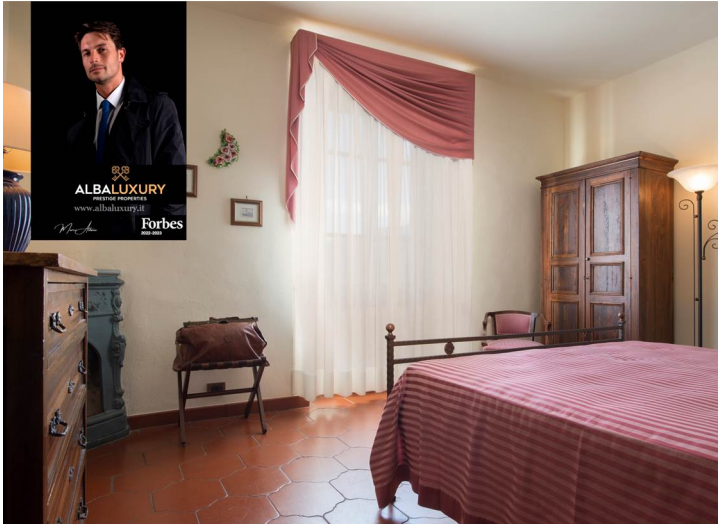


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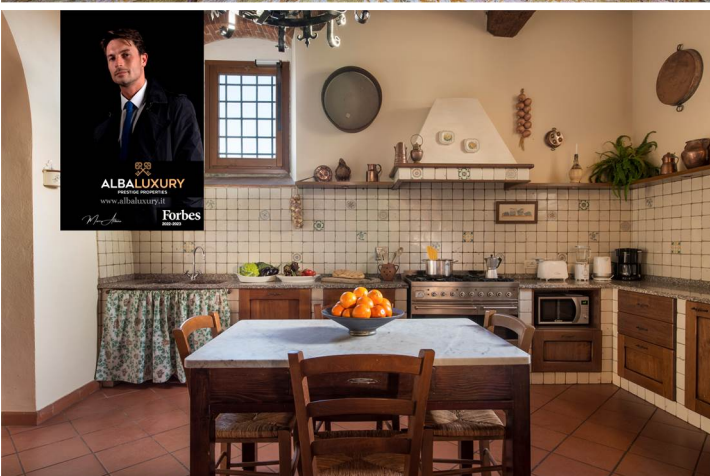
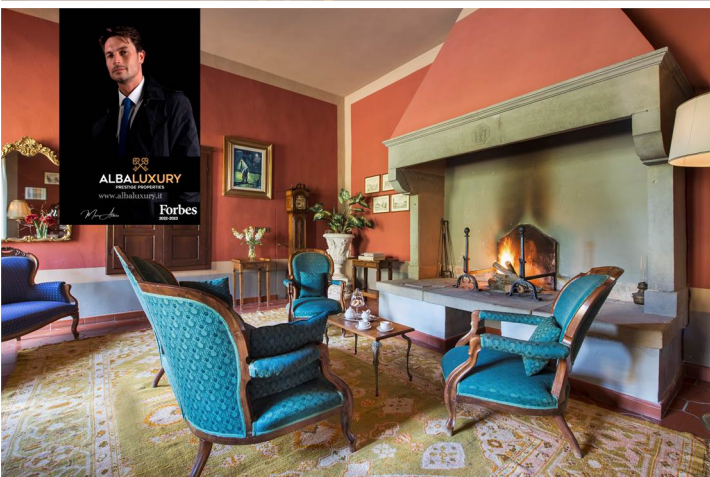
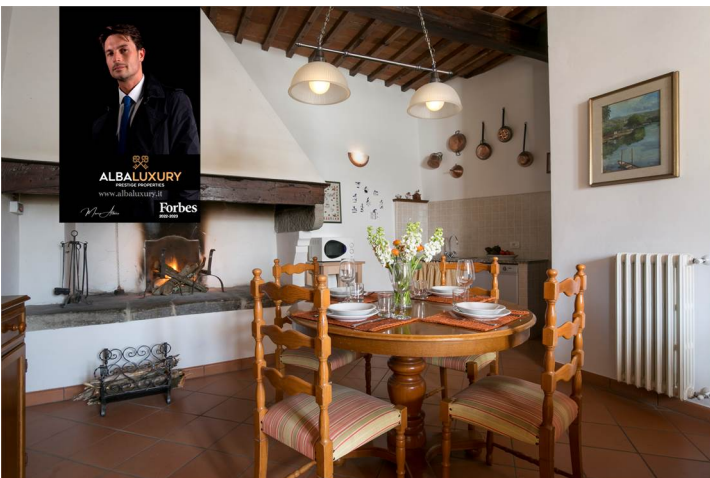


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