



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 Barberino Tavarnelle (FI) SP 50di S. Donnino 500

Property in the heart of Chianti

An extraordinary investment opportunity located in the heart of the renowned Chianti Classico region, a true sanctuary of elegance and beauty. This spacious estate, covering a vast area of 24 hectares, enchants with its varied natural beauty, lovingly embracing a thriving vineyard, a productive olive grove and a lush forest, creating a simply magical setting. Advantageous Location: The estate enjoys a privileged position in the heart of the renowned Chianti region, and is strategically located a short distance from renowned art cities such as Siena and Florence. This location allows easy access to the cultural and historical wonders that characterise this fascinating region. Giardino Paradisiaco: The surrounding land covers an area of 24 hectares, of which no less than 4.3 hectares are devoted to vineyards, 2 hectares to olive groves with no less than 550 productive olive trees, and 17 hectares of fascinating forest, including a truffle to ground. The private garden is enriched by the presence of a magnificent swimming pool and offers various outdoor areas, including verandas, porches and a spacious terrace, as well as an oven and a barbecue, creating an ideal setting for moments of relaxation. Imposing Villa: The villa, which covers an area of 239 square metres, is a classy Tuscan residence on three floors. On the ground floor, you will find a perfectly equipped kitchen, a spacious dining room and a generous living room, as well as a bedroom and a bathroom. The sleeping area, located on the first floor, comprises three bedrooms and four bathrooms, offering spectacular views of the charming Tuscan hills. The top floor houses a large attic that can easily be converted into a spacious living room. Under the outdoor terrace, a room of approximately 30 square metres is concealed, ideal for conversion into a private spa or any other customised solution. Refined Features: Farmhouse Restoration: The estate features a renovated farmhouse of approximately 450 sqm, which has recently undergone careful restoration. The farmhouse has been skilfully divided into four separate self-contained flats, each with kitchen, cosy living areas, bedrooms and private bathrooms. In addition, a wine cellar, built in 1992, and a laundry room complete this part of the property. In 2001, a renovated barn was converted into a farmhouse, which is responsible for supporting the production activity. High-Quality Condition and Details: The flats on the farm underwent improvements between 2014 and 2019, preserving the traditional Tuscan style. The villa, in recent years, has benefited from a magnificent renovation, preserving the typical Tuscan architectural features, such as the ceilings with exposed beams, and enriching the rooms with refined finishes in the bathrooms, made with fine tiles.

INFORMATION

Ref.	Toscana 311
Type	Sale
Category	Villa
Price	2,500,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	11
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	700
Garden	240000
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				

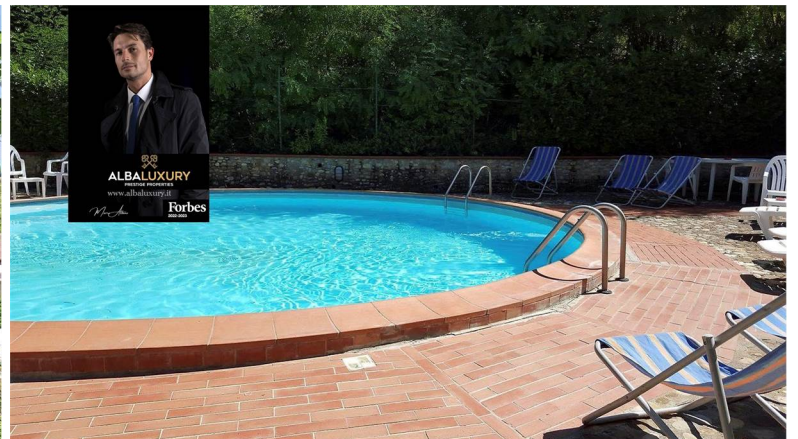
ACCESSORIES

Swimming pool

Data network

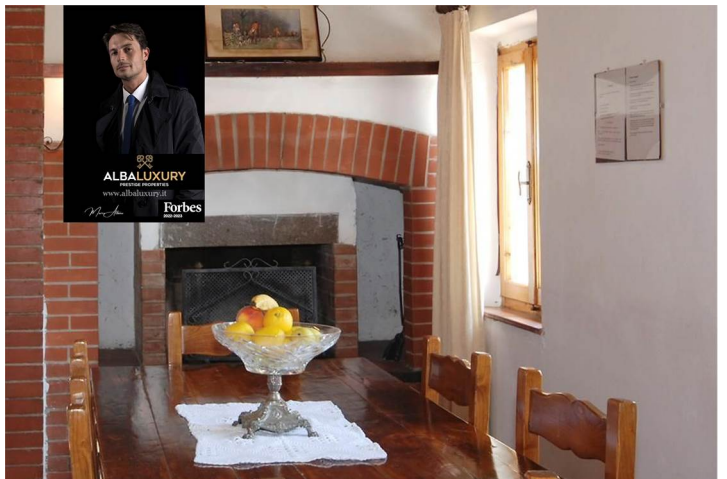
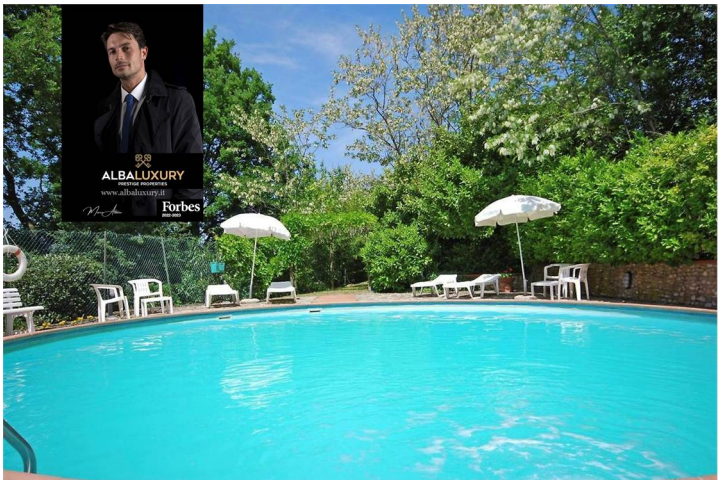
Storage room

IMAGES





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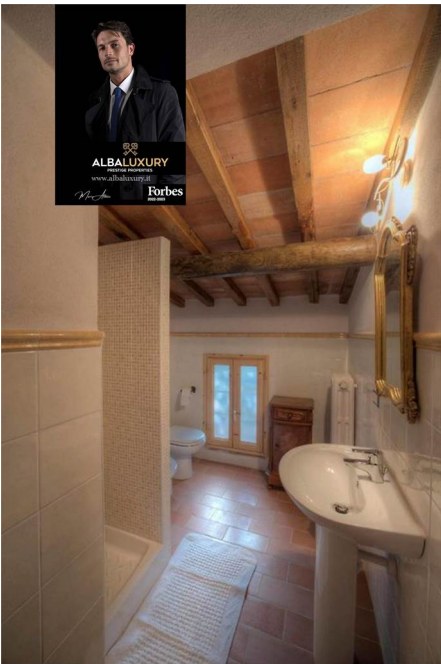
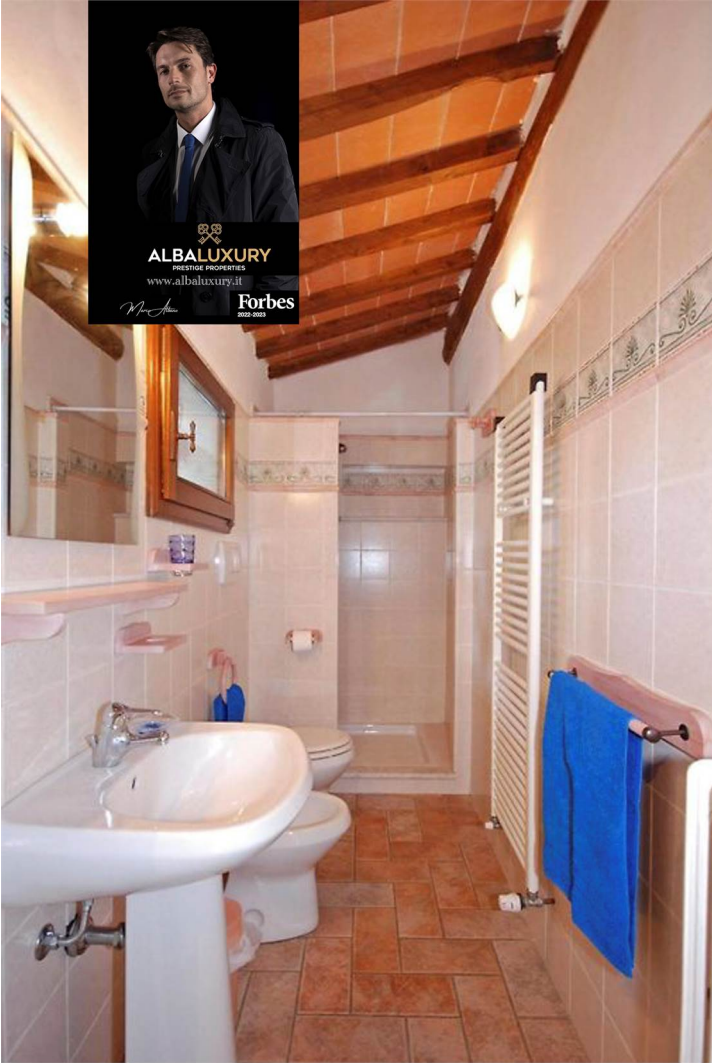


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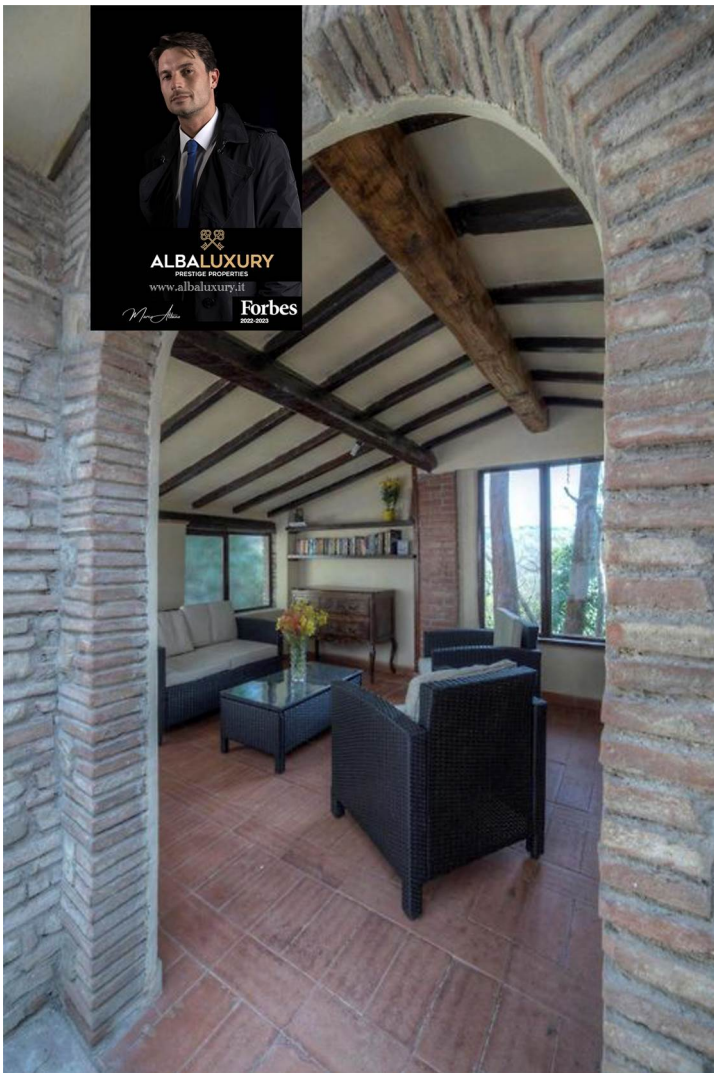


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