



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 Castellina in Chianti (SI) strada del pian del lago 2

### Beautiful winery in Chianti

This beautiful agritourism farm is built around a watchtower dating back to 1200 and then features a stone hut and an old granary

The property is about 21 hectares in total

The main body comprises :

a dwelling derived from the ancient tower which boasts a living area, kitchen, laundry room a bathroom and a study , going up to the first floor we find 4 bedrooms, 4 bathrooms and going up again to the second floor from the tower there is an enchanting view over the whole surrounding area .

We then find 4 independent flats all with a living room and kitchenette, two bedrooms and a bathroom.

Two charming flats have been created in the stone hut:

A 55 sq m flat consisting of a large living room with sofa bed, kitchenette, double bedroom, bathroom with shower and private outdoor area furnished with garden furniture.

A 100 sq.m. flat on two floors, comprising on the ground floor a dining-living area with a double sofa bed, fireplace and kitchenette, a double bedroom, a twin bedroom, bathroom with shower. On the upper floor: 1 double bedroom and bathroom with shower.

Two ground floor flats have been created in the old barn:

A 55 sq m flat consisting of a large living room with sofa bed, kitchenette, fireplace and sofa bed. On the upper floor there is a double bedroom and a bathroom with shower. Outside there is a private area furnished with garden furniture.

A second 85 sq.m. flat composed on the ground floor of a dining-living room with kitchenette, fireplace and sofa bed. On the upper floor: one double bedroom, one twin bedroom, bathroom with shower. Outside there is a private area furnished with garden furniture.

Of the 21 hectares, one hectare is cultivated with olive trees with a total of 600 plants and partly with vineyards for a total of about 12 hectares of which 8 hectares are Chianti Classico, the remaining production is Sangiovese, Canaiolo Nero, Merlot, Petit Verdot, Malvasia and Viognier.

Being located between the influential and powerful Renaissance city par excellence - Florence - and Siena, Castellina presents itself as the ideal place for those visiting Tuscany for the first time and wishing to explore the Chianti area and its wonders, such as the towns of Greve in Chianti or Castelnuovo Berardenga, charming villages that deserve to be included in your itinerary. And, as if the astonishment of the local architecture that preserves the charm of times gone by were not enough, the enchantment of nature and the panorama that opens up before those who drive along the roads through the Pesa, Arbia and Elsa valleys complete a fairytale picture.

Families with children will have parks to visit, numerous activities to do outside

Anyone who ventures out to discover Castellina in Chianti - even the most seasoned experts - its events, the routes that wind through its hills and the activities that prop



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## INFORMATION

Ref.	Toscana 024
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	1200
Energetic Class	D 87.45

## NUMBER

Rooms	32
Bedrooms	19
Bathrooms	13
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	1600
Garden	200000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	LPG Heating
Hot Water	Independent	Cooling	Split	Fixtures	Wood
Doors	Excellent	Blind	Wood Blinds	Floors Living Room	Tile
Floors Bedrooms	Tile	Floors Kitchen	Tile	Floors Bathroom	Tile

## ACCESSORIES

Antitheft

Air conditioning

Satellite system

Separate entrance

Solar panels

Swimming pool

## IMAGES



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