



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 Castelnuovo Berardenga (SI) via gualiero di strasburgo 1

Historic 18th century villa in Tuscany

Fascinating historic villa dating back to the 18th century located in a strategic position in the Chianti region near Siena, with an immense park of olive trees, cypresses and typical Tuscan lawn, swimming pool overlooking vineyards and olive groves, rooms and apartments with typical Tuscan furniture.

The approx. 1000 sqm villa, which was renovated in 2009, has four floors and is currently used as accommodation for a total of 24 flats (twenty two-room flats + four three-room apartments) + 6 bedrooms. Each flat and bedroom has a private bathroom, air conditioning, heating and wi-fi. The view from the rooms over the garden, the Chianti vineyards and the Crete Senesi is stupendous.

In addition to the villa, there is also a granary and a farmhouse.

In the heart of Tuscany, embraced to the north by the Chianti hills, one of the areas best known and appreciated by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where it is possible to taste the world's best Chianti, Chianti classico and Chianti colli senesi wines.

INFORMATION

Ref.	Toscana 090
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	G

NUMBER

Rooms	24
Bedrooms	24
Bathrooms	26
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1000
Garden	800000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Good	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating



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

ACCESSORIES

Air conditioning

Laundry room

Swimming pool

Data network

IMAGES



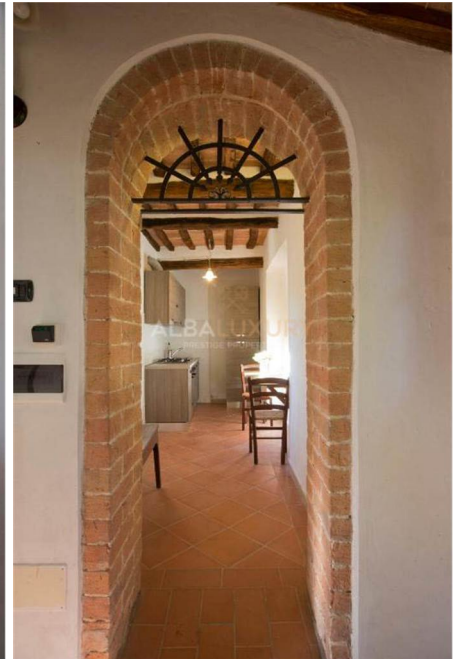


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





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





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





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



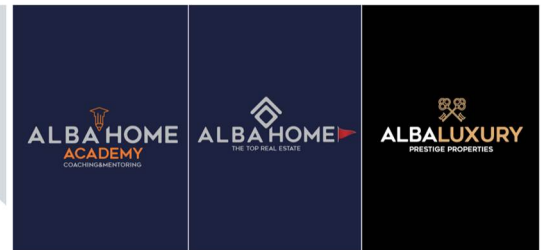
Branch Lake Garda – Sirmione Piazza Unità
D'Italia, 4 – 25019 Sirmione (BS) Italy
Telefono: +39 030 9905560 Cellulare: +39
391.1415149 E-mail: info@albahome.it

Branch Lake Garda - Padenghe
Piazza G. Matteotti, 2 – 25030
Padenghe sul Garda (BS) Italy
Telefono: +39 030 9908541
E-mail: padenghe@albahome.it

Branch Lake Garda - Salò
Via Gasparo da Salò 32
Telefono: +39 0385690522
E-mail: salo@albahome.it

Virtual Presence Lake Como
22100 Como (CO) Italy
Telefono: +39 030 9905560
Cellulare: +39 377 4045176
E-mail: como@albahome.it

Branch Salento/Puglia
Via Nicolò Foscarini, 6
73100 Lecce (LE) Italy
Telefono: +39 348 9569561
Cellulare: +39 348 9569561
E-mail: info@albahome.it



For confidentiality reasons, plans are
only released on request

info@albahome.it

info@albaluxury.it