



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 Pelago (FI) via di magnale 5

### Charming historic villa with vineyard in Chianti

This beautiful historic villa stands in the heart of the Chianti Fiorentino region, surrounded by 12 hectares of vineyards and olive groves.

The Villa, built in the typical Vallombrosian style, is 400 m above sea level and dominates the enchanting San Martino Valley, with its medieval church, the thirteenth-century Melosa Castle and its vineyards and olive groves.

Restored in the 1700s by Benedictine monks, it has recently been restored respecting the original materials (so much so that material from the Firenzuola quarries was chosen for the stone restoration) and also keeping in mind contemporary needs for comfort and liveability.

The vast territory of Pelago, about thirty kilometres east of Florence, stretches from the plains to the mountains, welcoming hillocks decorated with rows of vines, olive trees, churches, farmhouses, ancient castles and villages.

This is a land where the green of the hills recalls in every corner the colour of freshly pressed oil, while the red of the sunset brings back to the heart the hues, scents and flavours of a pleasant glass of wine. Indeed, oil and wine mark these valleys physically and socially, offering a journey through the senses.

The area, inhabited since prehistoric times, experienced a certain importance in the Etruscan-Roman period first and in the Middle Ages later, also due to its fortunate position at the crossroads of natural communication routes.

#### INFORMATION

Ref.	Toscana 029
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	
Energetic Class	G

#### NUMBER

Rooms	100
Bedrooms	8
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	800
Garden	11500
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	Type living	Dining room	Kitchen	Eat-In Kitchen



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Heating	Independent	Heating Type	Heat Pump	Type of heating system	Radiator heating
Energy source	Oil Heating	Hot Water	Independent with Panels	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Blind	Wood Blinds
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

## ACCESSORIES

Antitheft

Air conditioning

Electric gate

Photovoltaic system

Solar panels

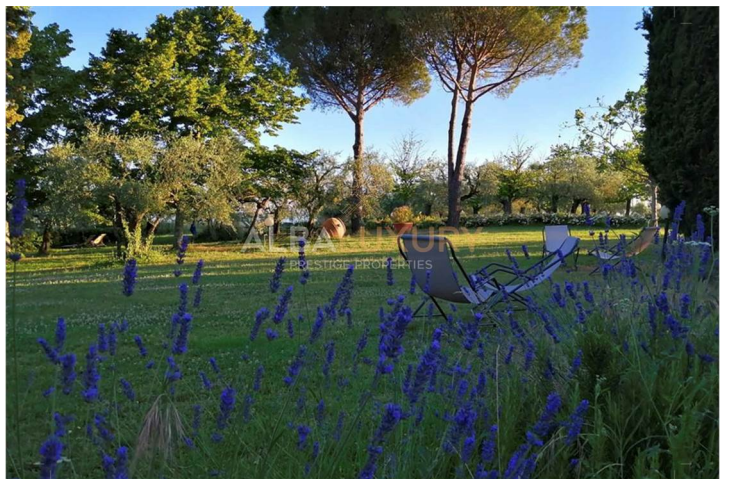
Swimming pool

## IMAGES





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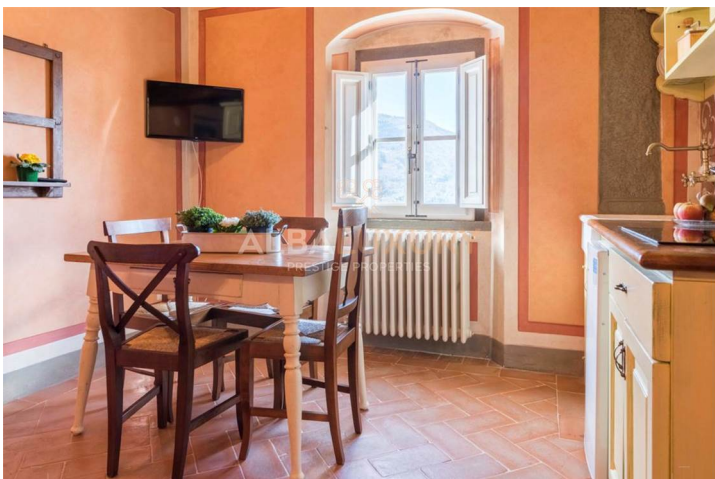


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