WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Location: Chianti

Type of building: Winery

General conditions: Perfectly restored

Living area: 3625 m2

Land: 180 ha

Requested price: P.O.A.

45 40

On the ancient Roman road connecting Siena to Florence, there is this splendid eighteenth-century neoclassical villa with a 1200 cloister (former convent), and several restored barns and farmhouses, all surrounded by landscaped gardens and with beautiful dominant view of the Chianti Classico vineyards and olive groves. There are a 4-star hotel, a guest house with holiday apartments, a restaurant, a spa and a meeting room, surrounded by 180 hectares of

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL 18TH CENTURY VILLA IN CHIANTI

Chianti, Tuscany, Italy

vineyards, olive groves, wine cellar for wine, oil and grappa production as well as a plot of land for rearing pigs of the valuable race Cinta Senese and a breakthrough equestrian center. All the buildings have been carefully restored over the years and today are in perfect internal and external conditions. During the renovation the historic features of the villa and the typical finishes of the Chianti farmhouses have been maintained. The estate is divided into a 700th century Villa used as Hotel, 1250 m2, Barn, with three guest apartments, 260 m2, Oratory and Restaurant, 690 m2, Agritourism, Wellness Center and Wine Cellar for a total of 960 m2, Horse Stables, divided into three buildings, 380 m2, Storage Rooms, 85 m2. The hotel has 25 rooms with sleeping accomodation for 65 people. All rooms are beautifully decorated in Tuscan style and have a private bathroom. The entire property is under video surveillance. The guest house is composed of 4 perfectly restored apartments and 12 rooms with ensuite bathroom - sleeping accomodation for totally 50 people. The restaurant has a capacity of 80 seats inside, is open to external customers and has a large garden and terrace for the Summer season. The interiors with vaulted ceilings are amazing. It has a cellar, a pantry, a large newly renovated kitchen, bathrooms. The meeting room has 50 seats, all the standard equipment. The hotel's spa, built with care and

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.