TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

Location: Castelnuovo Berardenga

Type of building: Country Home

General conditions: Renovated

Living area: 250 m2

Land: 6 ha

Requested price: 860.000 €

4 3

This beautiful Tuscan farmhouse is located on a hill-top, full of privacy but not too secluded. It's in an area south of Chianti, between Arezzo and Siena, both at less than half an hour by car. It is an ancient farmhouse, which has been renovated and transformed into a charming and reserved country house, with stone exteriors and rustic interiors, with wood beams and terracotta floors. Surrounded by a large

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

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

TUSCAN COUNTRY-HOME IN CHIANTI CLASSICO

Castelnuovo Berardenga, Siena, Chianti, Tuscany

and well-kept garden, many types of plants, fruit trees and flowers.The house consists of 3 flats, each one with independent access: two on the ground floor and one upstairs. The main entrance, on the ground floor, opens onto the living area consisting of a single room with an equipped kitchen and a dining area. Through a small hallway we reach a double bedroom (and direct access to the outside through a French window) and a bathroom with shower. The second apartment, consists of a large double bedroom with a double sofa bed and an en-suite bathroom with shower. The bed room has direct access to an additional portico located at the back of the farmhouse. An external staircase leads to the first floor: living room with fireplace (with double sofa bed), two double bedrooms and a bathroom with two showers. There is also a spacious kitchenette. In the vast park of 6 fenced hectares, which surrounds the Country home, there are olive groves, lawned areas, fruit trees, such as cherry and fig trees, flowerbeds of geraniums and rose bushes. In front of the kitchen there is a spacious portico for outdoor dining with stone barbecue, framed by fragrant jasmine vines. On the back, a second equipped portico is a perfect relax corner to admire the beautiful hilly landscape.

The fenced pool is located on a large sunny area, in the middle of the garden and next to the Country home. The

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