



for sale in Gaiole in Chianti

€ 1.200.000

Ref. 1099



700 sq.m. | : 4 | : 7 | : 19

In the municipality of Gaiole in Chianti, in Chianti with excellent exposure to the sun, interesting and charming property of approximately 700 square meters and surrounded by agricultural land of approximately 8.5 hectares with olive groves, vineyards of approximately 4000 plants, garden and private SWIMMING POOL. The property is arranged:

MAIN BUILDING

arranged on three levels, it is an ancient mill dating back to 1700 completely and finely renovated recently with rigorously selected materials and consists of an entrance hall, an internal staircase leads to the ground floor where we find a corridor that gives access to the very large master kitchen with fireplace and overlooking the garden and a living room also large with fireplace and overlooking the garden, closet, windowed bathroom and laundry. The two upper floors are organized into rooms, with a total of 6 large bedrooms, 2 of which are doubles and a lovely two-room apartment with entrance from the stairwell with bathroom.

BARN perfectly renovated has recently been renovated the roof still remains to be done these small works, it consists of entrance - open space living room with fireplace, hallway, small kitchen and bathroom. On the first floor obtained from the double volume two double bedrooms in addition to access corridor.

GARAGE of approximately 40 m² and a cellar of approximately 60 m² with stainless steel vats for wine storage. There is also a building of approximately 170 m² in the property to be renovated which can be combined with the two buildings, cellar and garage, and build a new barn also for hospitality use.

LAND of 8.5 hectares, part of which has been used as a recreational area and part as a living area serving the living areas



of the two buildings, there are approximately 8000 square meters of vineyard with 4000 plants of Merlot IGT which produces an excellent wine with its own brand, an olive grove with 100 olive trees and an orchard with 400 trees, as well as other arable land and woodland. Finally, inside the property there is a large SWIMMING POOL completely fenced and organized with an equipped area.

The property is currently used as a tourist accommodation but can be used as a first home, but also as a small agricultural company with its own brand of wine, production of fruit, oil ... etc. Excellent to see

DISTANCES CITIES OF ART

Florence 50km

Siena 20km

Arezzo 35km

Peretola Airport 65km

Certification

: G

Features

Codice: 1099

Motivazione: Sale

Indirizzo: via di montebenichi

CAP: 53013

Comune: Gaiole in Chianti

Totale_mq: 700 sq.m.

camere: 7

bagni: 4

Locali: 19



Colli toscani

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