for sale in Cavriglia
Campagna
€ 1.700.000
Ref. 1170



400 sq.m. | : 3 | : 6 | : 21

CAVRIGLIA: A typical Tuscan manor house dating back to the mid-19th century, nestled in a large garden and surrounded by farmland cultivated with vineyards and olive groves. Located at the edge of the territory of
Chianti
, the property fits harmoniously into the surrounding hilly landscape, offering glimpses of extraordinary beauty.
The villa, inhabited by the same family for five generations, retains the charm of the past and the authentic atmosphere that only historic homes can convey. Many rooms feature frescoed ceilings or elegant wooden coffers, restored to their original state thanks to careful restoration.
The garden is home to majestic tall trees, including oaks, holm oaks, lime trees, horse chestnuts, and a rare specimen of Sophora. The park also houses a prestigious botanical collection of roses, considered among the most important in Europe and often referred to as a true "living museum of the rose."
The property includes vineyards and olive groves in full production, which allow us to obtain high quality extra virgin olive oil and wine.
Chianti DOCG Colli Aretini
.
The villaThe main apartment, perfectly preserved, maintains its original charm intact: upon entering you immediately

perceive an authentic nineteenth-century atmosphere.
Access is via the door on the main facade, which leads to an entrance hallway from which the living area develops.
On the right is a large living room. On the left is a passageway leading to a study and the internal staircase. Continuing, you enter a small living room with kitchen, connected to the rear of the house. From here, you reach the area dedicated to the "rose study," consisting of:
an office with French windows, three archive rooms, and a bathroom. The internal staircase leads to the upper floor, where we find:
A large living room with a habitable terrace, two double bedrooms on the right side of the house, and two further double bedrooms on the left side. There is also a small independent suite, accessed via a corridor, consisting of:
Access to the attic, with a completely redone roof, which can be used as an extension or storage space; two bathrooms; a living room with a panoramic terrace offering views of the entire property; and three additional double bedrooms. Land and Property Features: The property extends over approximately six hectares of land. Within the grounds are three antique railway carriages, evocative elements: the owner had them installed for educational purposes to welcome visitors, particularly children and enthusiasts, who came to explore the villa and its rose garden. There is also a large glass greenhouse used for winter storage.
The property is located just minutes from Gaiole in Chianti, in the heart of the Chianti region, one of Tuscany's most prestigious and dynamic areas for tourism and winemaking.
Nearby, there are important infrastructures dedicated to high-quality tourism, including a golf course and a small airport for private aircraft, which contribute to making this area increasingly attractive for investments in hospitality and international tourism. A charming property, ideal both as a prestigious private residence and as a charming resort, relais, or historic residence dedicated to hospitality.

Certification

: G

Features

Codice: 1170	Motivazione: Sale
Indirizzo: Strada Provinciale 12	CAP: 52022
Comune: Cavriglia	Zona: Campagna
Totale_mq: 400 sq.m.	camere: 6
bagni: 3	Locali: 21

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484










Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484





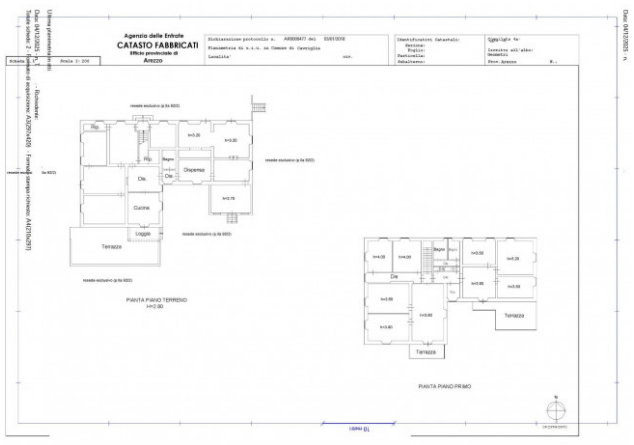




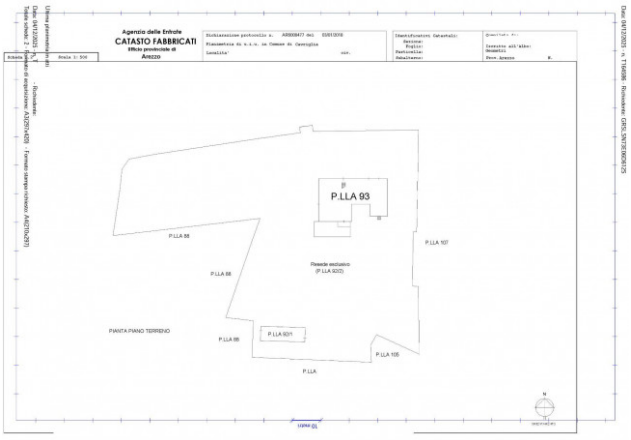


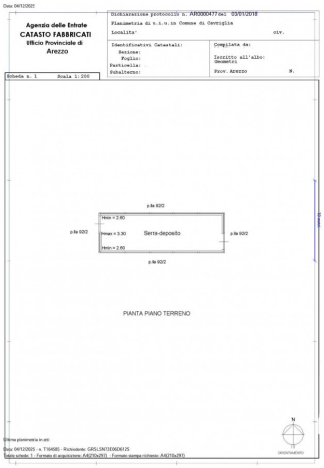


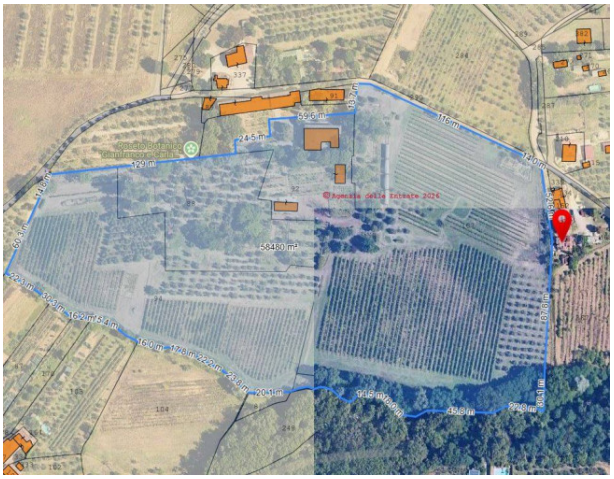




Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484







Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484