



**for sale in Cavriglia
Grimoli
€ 760.000
Ref. 1204**



390 sq.m. | : 2 | : 3 | : 350

An elegant residence in the heart of Chianti A privileged location In the most authentic heart of Tuscany, among the rolling hills of Chianti, a refined country estate overlooking the landscape from an exclusive position, 370 meters above sea level. From here, the view opens onto an extraordinary panorama that embraces the Arno Valley all the way to the Pratomagno mountains, in a landscape of vineyards, olive groves, and ancient woods.

Just minutes away is the historic Badia a Coltibuono, a medieval abbey and symbol of the Chianti Classico region, to which these lands once belonged. Florence, Siena, and Arezzo are within easy reach, as is the A1 Valdarno motorway exit, making the property perfectly connected while maintaining complete privacy.

The propertyThe estate extends over approximately 11,000 m² of private land, immersed in nature and surrounded by a landscape of rare beauty.

Each season offers different colors and atmospheres, offering an authentic Tuscan experience, where silence, light, and nature take center stage.



The ResidenceThe origins of the farmhouse date back to the late 18th century. A careful restoration, carried out in 1978, preserved the building's historic character, integrating it with spacious and functional spaces.

The residence is currently divided into two independent apartments, spread across the ground floor and first floor, each with its own entrance. An internal spiral staircase connects the two levels, allowing the property to be used as one elegant residence if necessary.

Among the elements that enhance its charm are:

Traditional wood-fired oven for bread and pizza; original fireplaces; votive shrine dedicated to the Madonna; large double garage; central heating; underground electricity line; cistern for collecting rainwater.

Outdoor LivingOne of the most exclusive features of the property is the spectacular 135 m² panoramic terrace, spread over two levels and partially covered.

Designed as a natural extension of the home, it is the ideal place for outdoor lunches, sunset receptions, or moments of absolute relaxation immersed in the tranquil Tuscan landscape.

The terrace is embellished with a stone tub, an outdoor shower with hot and cold water, and a traditional fireplace dedicated to preparing the famous Florentine steak.

SurfacesGround Floor

approximately 160 m² utility room First floor

approximately 150 m², two panoramic loggias of approximately 20 m² each, terraces

135 m² total (90 m² + 45 m²)

A development opportunityAbout 75 meters from the main residence stands a second stone building of approximately 88 m², surrounded by greenery and completely independent.

Reconstruction plans for this building are already available; all that remains is to apply for the relevant building permit.

This opportunity offers the potential for a guest house, private studio, guesthouse, or wellness space, further enhancing the property's value and prestige.

More than a country house, a residence of character, where history, nature and architecture blend in perfect balance.

A rare property, offering absolute privacy, timeless views, and the authentic elegance of the Tuscan lifestyle.

Certification

: G

Features

Codice: 1204

Motivazione: Sale

Comune: Cavriglia

Zona: Grimoli

Totale_mq: 390 sq.m.

camere: 3

bagni: 2

Locali: 350













