

Ref. 2269 – **IMMACULATE ESTATE**
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## STUNNING ESTATE WITH RESTORED HAMLET FOR SALE IN CHIANTI CLASSICO, TUSCANY

**Gaiole in Chianti – Siena – Tuscany**



**Interiors**  
2,950 sqm

**Bedrooms**  
15

**Bathrooms**  
12

**Exteriors**  
10.2 ha

**Swimming pool**  
90 sqm | 35 sqm

This restored hamlet is located in the Chianti hills, in an outstanding and very panoramic position in the heart of the Tuscan countryside. Finely restored by the current owners, the property is a real gem that embodies all the typical characteristics of Tuscan rustic buildings. Most of the buildings have already been restored and include, at the moment, 15 beautiful bedrooms and elegant living areas. The property's 10.2 hectares of land are home to a beautiful Italian garden and olive grove.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2269 – IMMACULATE ESTATE

**TYPE:** estate, historic hamlet

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (700 m)

**INTERIORS:** 2,950 square meters (31,741 square feet)

**TOTAL ROOMS:** 28

**BEDROOMS:** 15

**BATHROOMS:** 12

**ANNEXES:** several country houses and warehouses

**MAIN FEATURES:** stone walls, wooden beams, brick arches, vaulted ceilings, manorial finishes, original terracotta floors, fireplaces, pergolas, panoramic terrace, terraced garden, Italian garden, guesthouses, swimming pool, ample garage, event and ceremonies hall, private chapel, olive trees

**EXTERIORS:** 10.2 hectares (25.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 90 sqm | 35 sqm

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well + natural spring

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (6km; 10'), Gaiole in Chianti (13km; 20'), Siena (19km; 30'), Castellina in Chianti (31km; 45'), Panzano in Chianti (32km; 45'), Monteriggioni (33km; 45'), Montevarchi (34km; 45'), Greve in Chianti (38km; 50'), Lucignano (49km; 45'), Montalcino (56km; 1h), San Gimignano (56km; 1h 10'), Volterra (67km; 1h 15'), Arezzo (75km; 1h 10'), Florence (81km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (98km; 1h 20'), Perugia San Francesco (119km; 1h 30'), Pisa Galilei (132km; 2h), Bologna G. Marconi (180km; 2h 15'), Roma Ciampino (247km; 2h 45'), Roma Fiumicino (261km; 2h 45')

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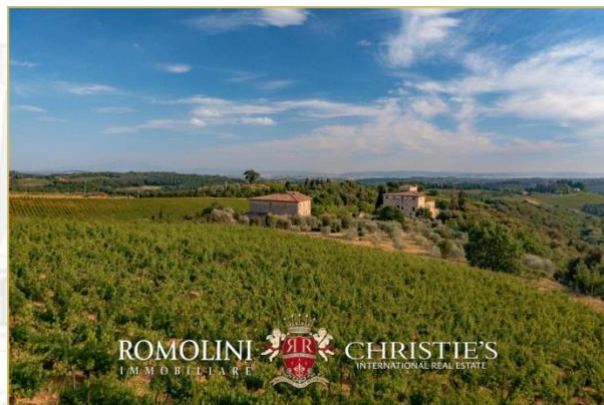
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## IMMACULATE ESTATE

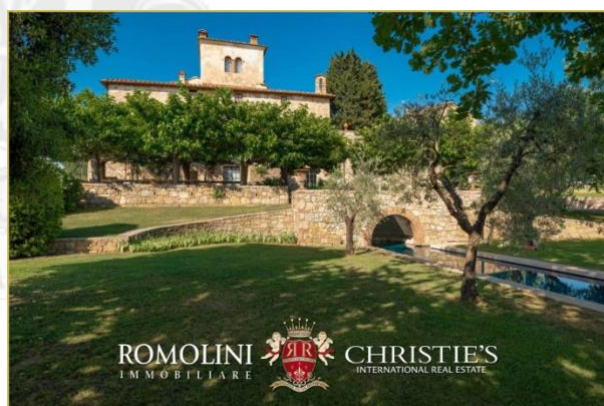
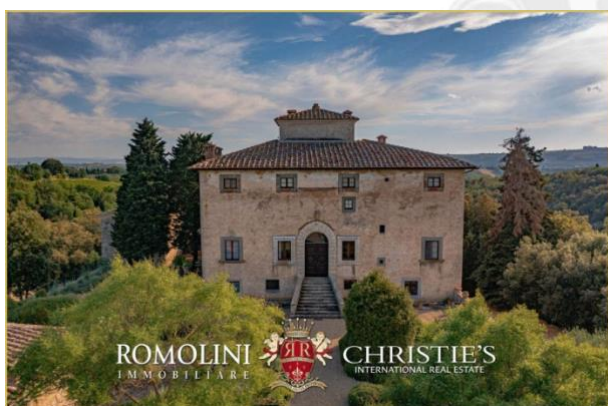
This **restored hamlet** is located in the **Chianti hills**, in an outstanding and very panoramic position in the heart of the **Tuscan countryside**. Finely restored by the current owners, the property is a real gem that embodies all the typical characteristics of **Tuscan rustic buildings**. Most of the buildings have already been restored and include, at the moment, 15 beautiful bedrooms and elegant living areas. The property's **10.2 hectares** of land are home to a beautiful **Italian garden** and **olive grove**.



A notable historical fact about the property is that the Italian astronomer and philosopher **Galileo Galilei** spent some time in the villa, and the bedroom where he stayed still bears his name as a homage. He was, in fact, a renowned wine enthusiast and Chianti lover, to the point that at the end of his life, when confined in his villa in Arcetri, he took over winemaking as a hobby. The property enjoys excellent privacy but is also located not far from basic services (6km; 10') and the town of **Gaiole in Chianti** (20' by car). In addition, the surrounding hills are dotted with those villages, castles and wineries that have made Chianti one of the best-known areas in the world. The hamlet is not far from **Siena** (19km; 30') and only 80 km from Florence.

## DESCRIPTION OF THE BUILDINGS – PODERE A

The **main villa** (1,694 sqm – 18,227 sqft, 7 bedrooms and 5 bathrooms) located at the center of the estate has been finely restored in recent years and is a classic example of a Tuscan stately residence. Crossing the Italian garden, one arrives at the main gate of the villa.



Entering the building you find yourself in a central corridor that runs through the entire building. On the left is a beautiful bedroom with vaulted ceiling, private bathroom and a private sitting room with exit to the panoramic terrace that offers a breathtaking view over the surrounding hills of Tuscany. On the opposite side, a door leads to the historic kitchen, connected in turn with a dining room with fireplace and a second sitting room with exit to the terrace. Going up to the upper floors, via a stone staircase, there are a number of lounges and relaxation areas that lead to the various



bedrooms, including a very panoramic one located in the villa's turret.

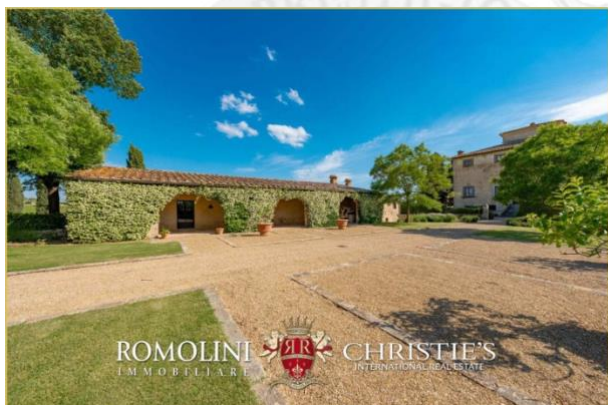


In the basement, on the other hand, are the old cellars of the villa, consisting of various rooms with vaulted ceilings used as relaxation areas and storerooms. Among them is a stunning hall developed in length covered by a masonry ceiling, currently used as storage but very characteristic and also suitable for events and social moments. On the pool side is a large event room with professional kitchen. From the room on exits to the garden and pool area through glass windows.



Next to the villa is the **manorial chapel** (61 sqm – 656 sqft), renovated and still featuring the original altar. The building is simple, with a single nave, and perfect for small private ceremonies.

The **old barn** (734 sqm – 7,898 sqft, 2 bedrooms and 1 bathroom), on two floors, has been entirely renovated and houses on the ground floor a large garage where several cars can be conveniently sheltered. On the upper floor is a large room, very bright and with a typical beamed ceiling, ideal for events. In a separate wing of the building, on the other hand, the janitor's dwelling consisting of a kitchen, living area, two bedrooms and a bathroom has been created.





In contrast, the **Casina** (461 sqm – 4,960 sqft, 6 bedrooms and 6 bathrooms), laid over two floors, has been entirely renovated and currently houses six bedrooms that are rented out to guests. The building is a fully renovated stone farmhouse and features a portico with columns at the exit from the living room, equipped with a barbecue and enough space for pleasant outdoor dinners. On the upper floor one enters the living room with a fireplace that leads on one side to the dining room with kitchen and on the other to two bedrooms with en-suite bathrooms and a service bathroom. Beyond the dining room are two more rooms with shared bathroom. On the lower floor are two bedrooms with bathrooms, a spacious reading room, and the laundry with technical area.

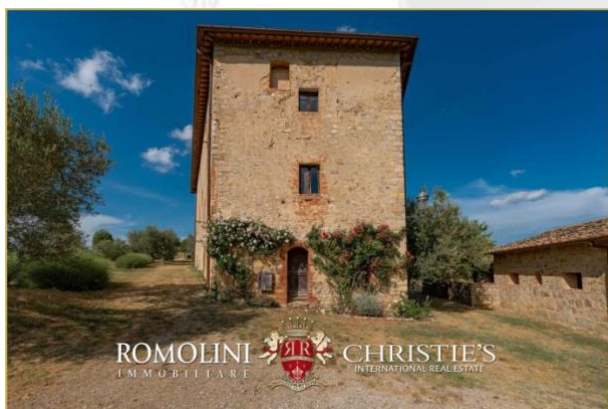


## POSSIBILITY OF ADDITIONAL ACQUISITION

If interested, the property could be further expanded by purchasing the two adjacent blocks, which consist of several buildings in need of renovation that would further (and greatly) increase the estate's housing capacity.

### PODERE B – € 2,000,000

**Casa Eros** (752 sqm – 8,091 sqft, up to 5 bedrooms and 5 bathrooms) and the adjacent **pigsty** (215 sqm – 2,313 sqft) are the result of the renovation of a small convent. The buildings have been fully consolidated with re-roofing and need only renovation and finishing work inside.



Included with the building are approximately **6,500 sqm of land** landscaped as a garden.

### PODERE C – € 1,000,000

The **Casinetta** (180 sqm – 1,937 sqft, 2 bedrooms and 1 bathroom) is a lovely cottage located slightly below the villa at the end of a short private lane, and is currently rented to couples seeking peace and quiet in the Tuscan countryside. The building has two bedrooms, a bathroom and a beautiful living area with modern and refined finishes upstairs.



The **Podere Basso** (602 sqm – 6,477 sqft, up to 4 bedrooms and 3 bathrooms), on the other hand, is a large rustic farmhouse, also consolidated and with recently redone roofs, which when finished could accommodate several guest rooms.



The two buildings are accompanied by about **4.5 ha of land** consisting almost entirely of woods, except for the spaces around the buildings that could easily be landscaped into gardens.

## EXTERIORS

The property spreads over about **10.2 hectares (25.2 acres)**, lying on the soft hills of **Chianti**. At the back of the villa, marked by stone walls and terraces, is a beautiful garden with paved terrace, a unique setting for private events and ceremonies.

The main swimming pool (90 sqm) extends from the house with a 25-m long canal to finally open at the center of the garden decorated with hedges and plants with a **9 x 4 m pool**. Right next to the Casina is a second swimming pool (35 sqm), octagonal in shape, located on a paved terrace enclosed by hedges that ensure great privacy.

The surrounding land is partly covered by woods that shelter the property and provide privacy. On the southeast side of the property, below the Casina, however, is a small **vegetable garden** with a natural spring where various vegetables and fruits are grown.





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## MAP OF THE PROPERTY



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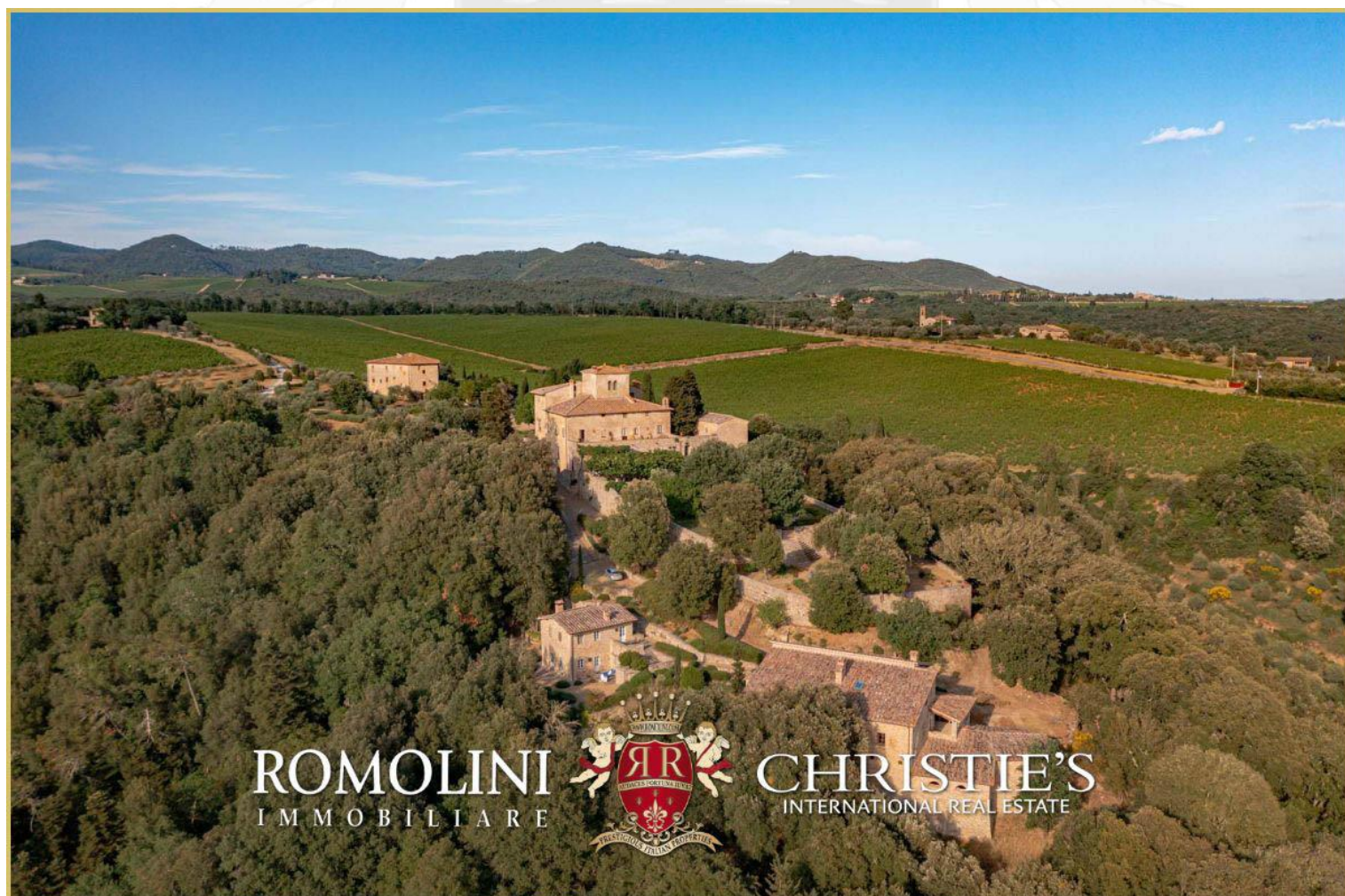








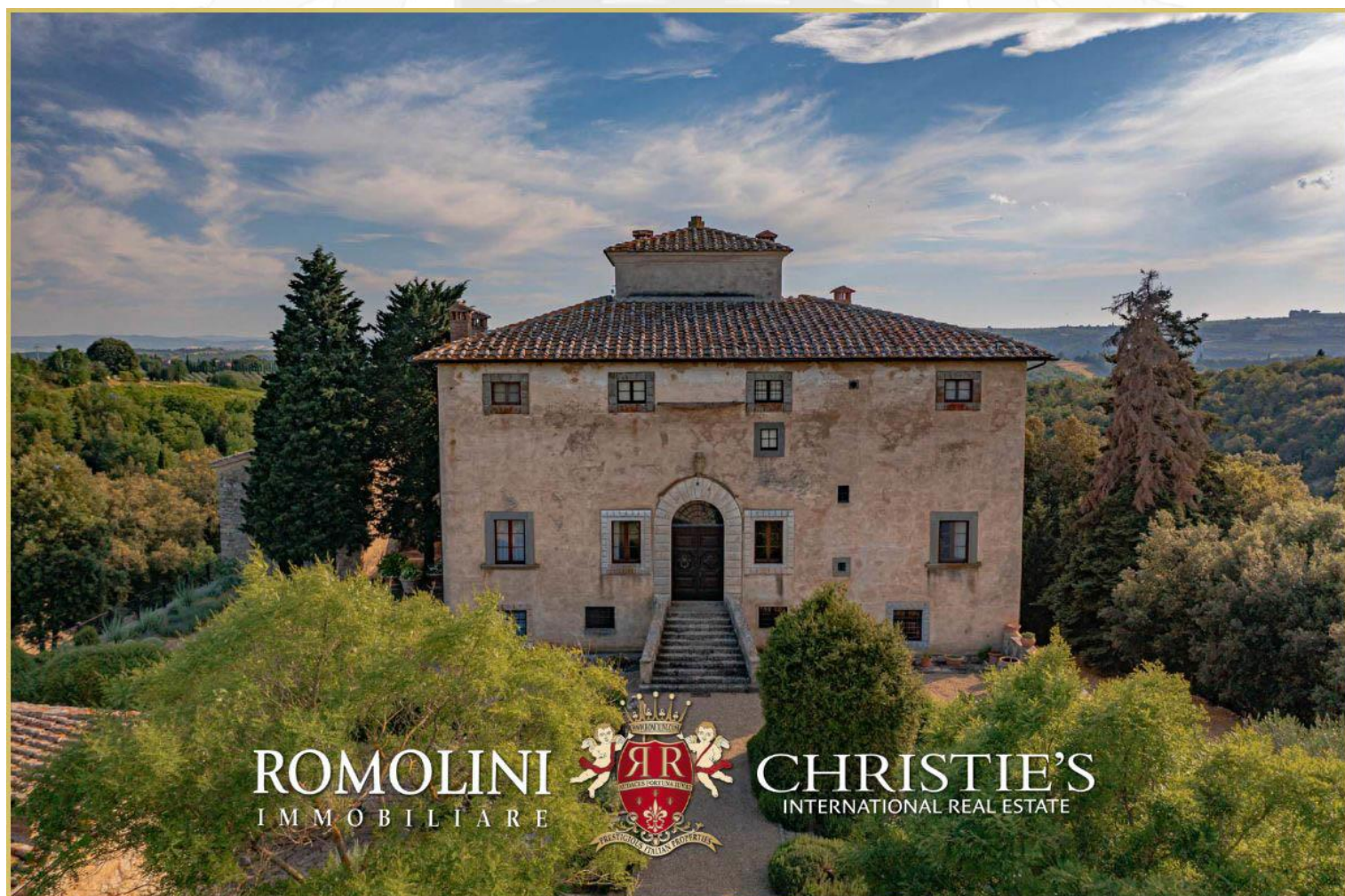
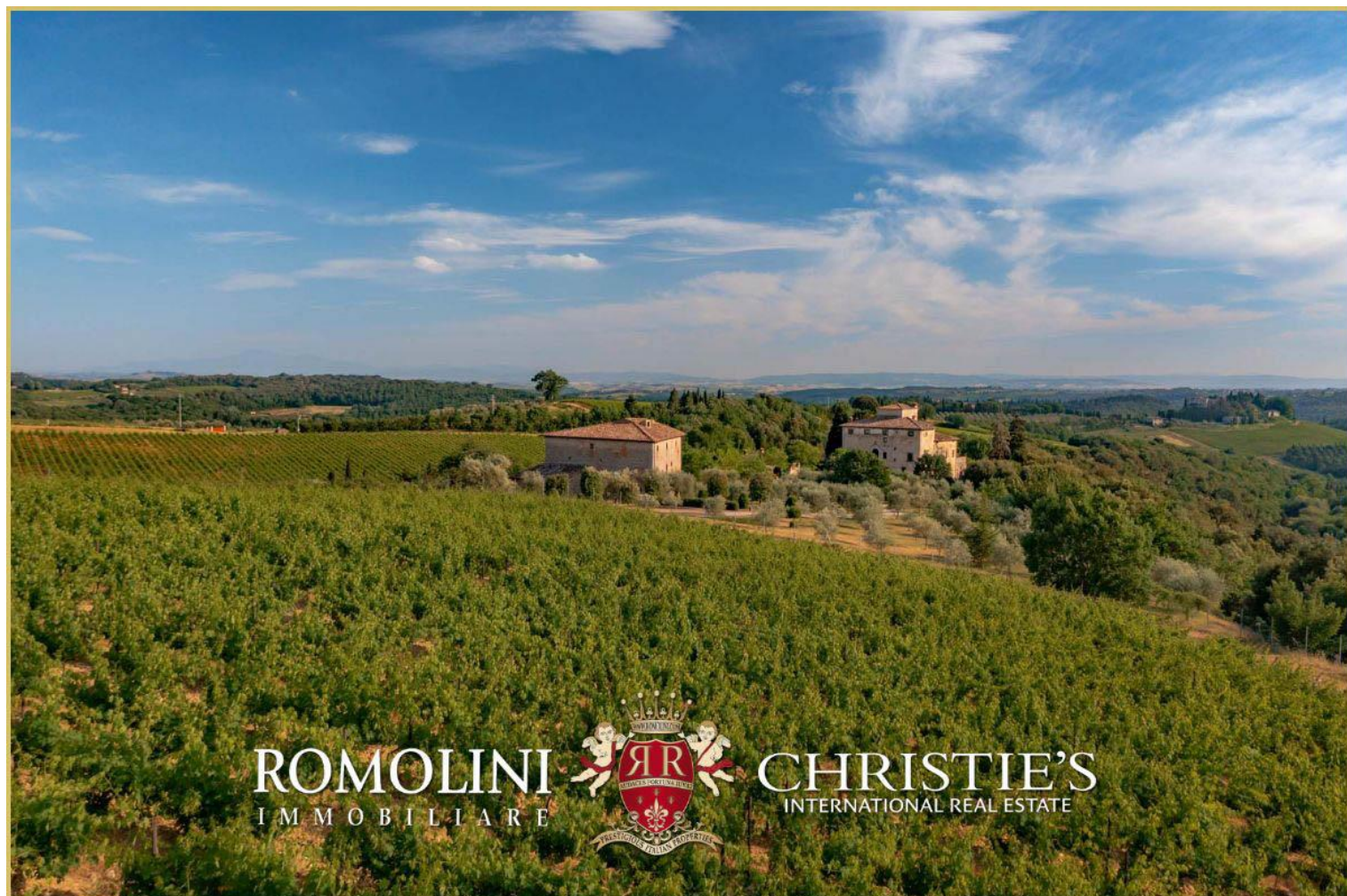




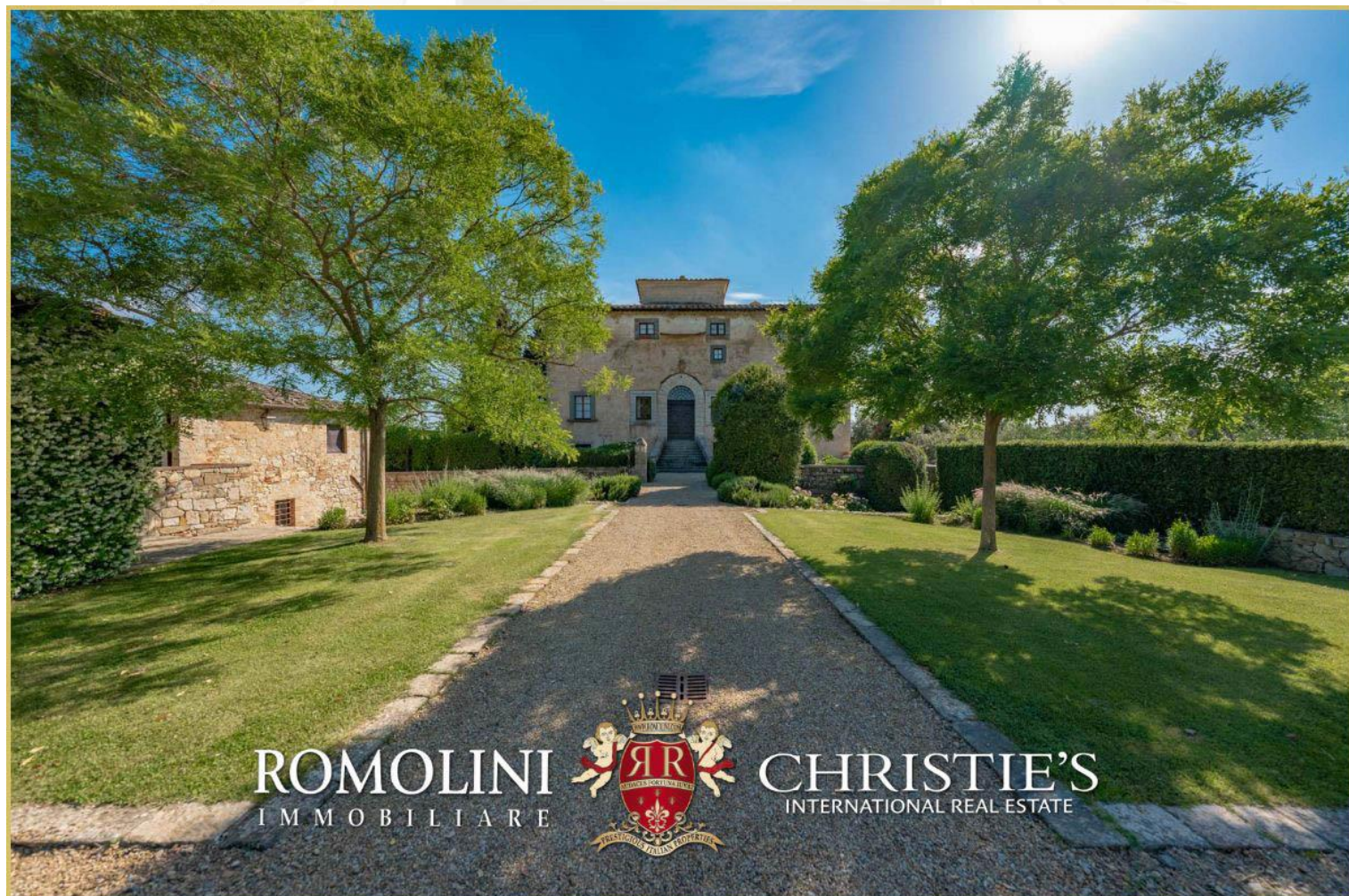
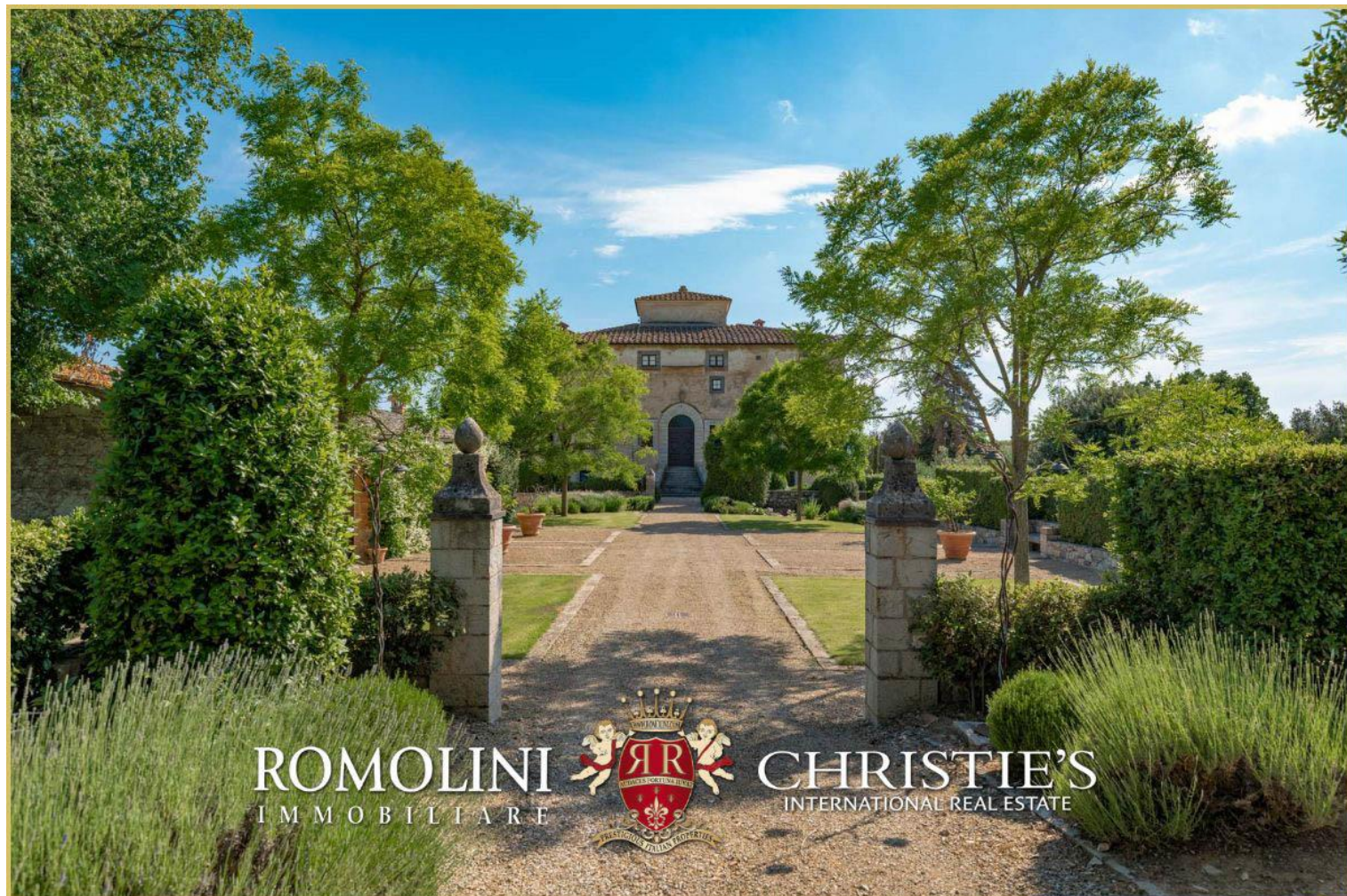




















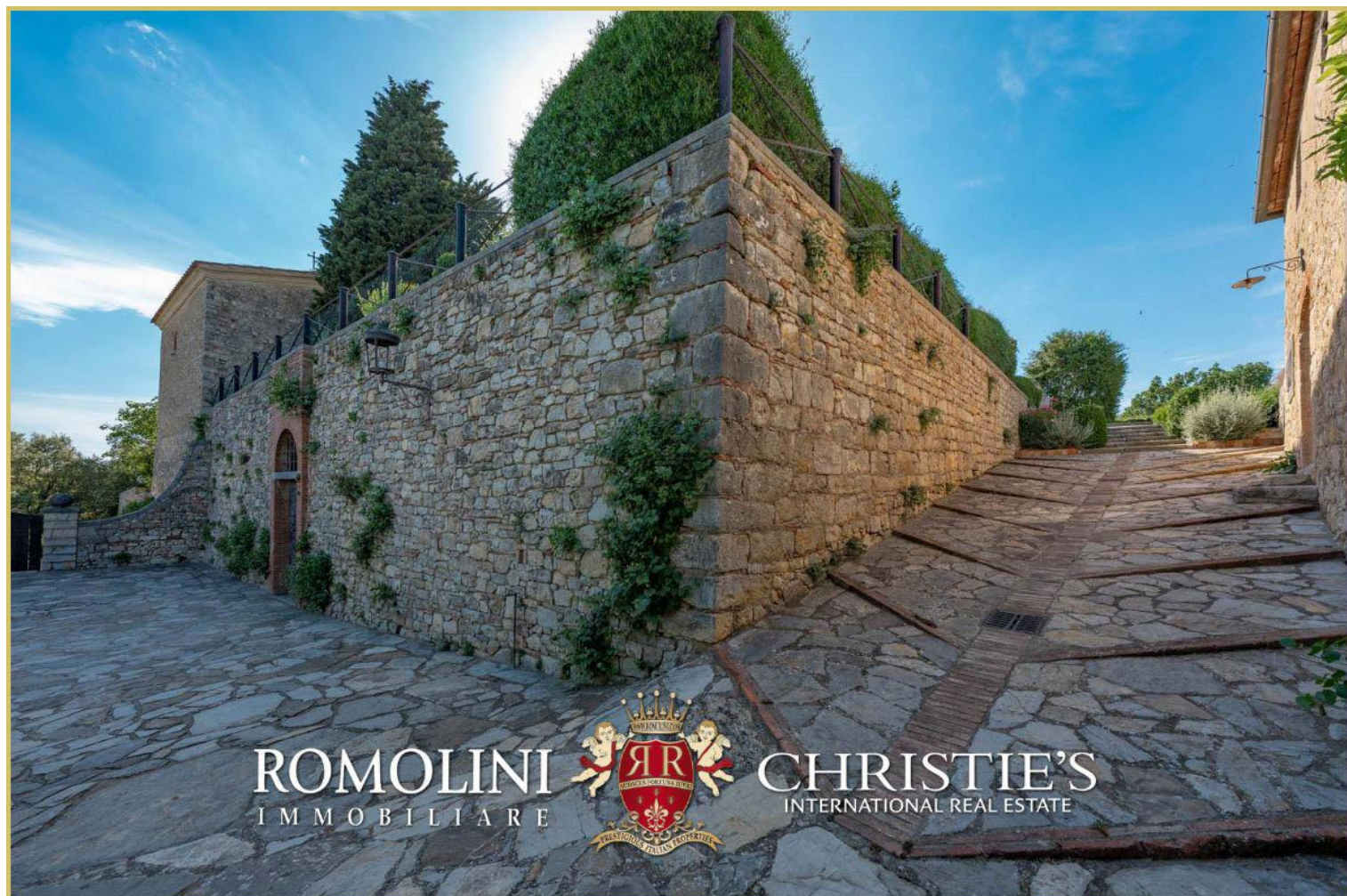












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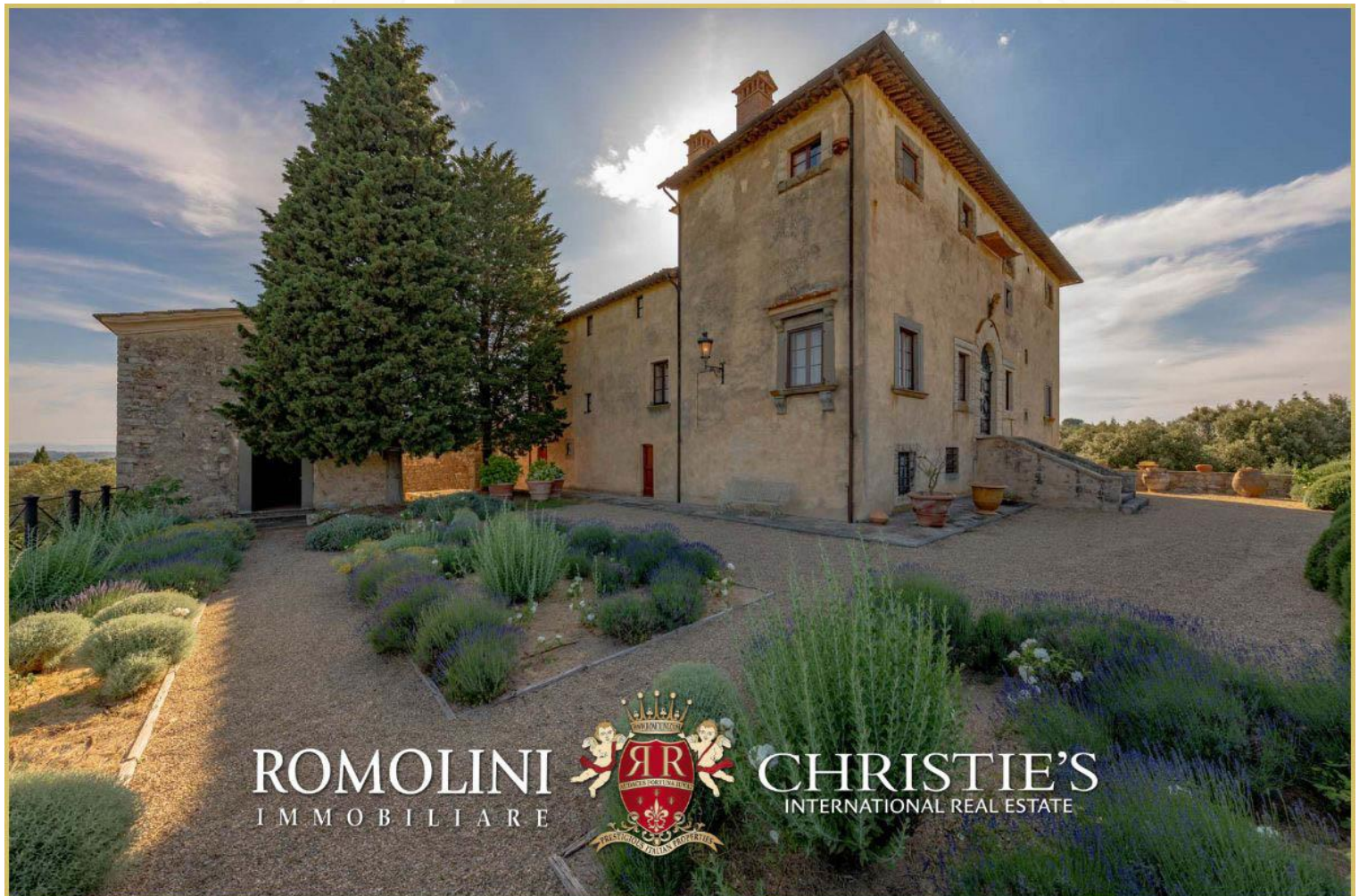
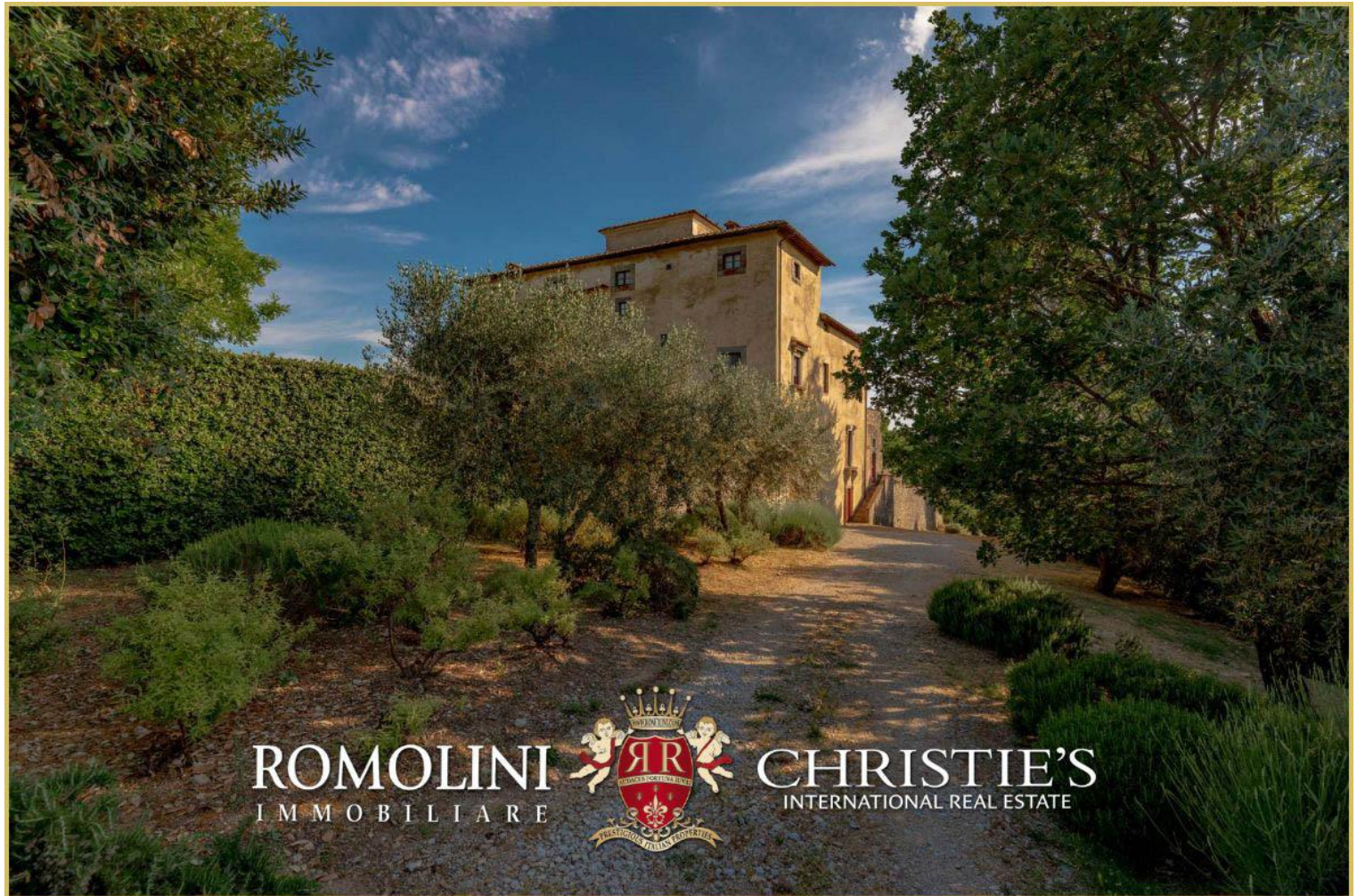


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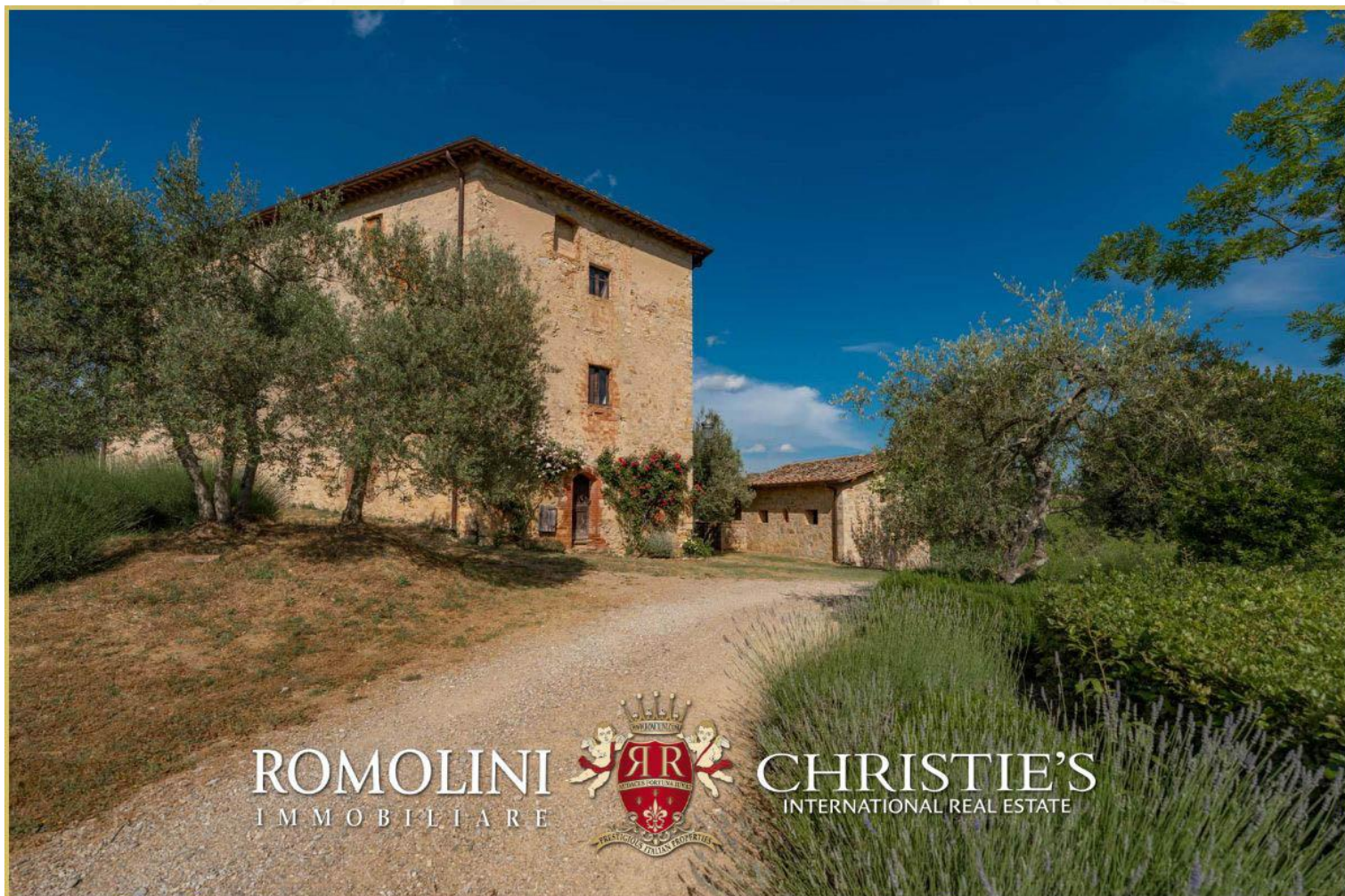


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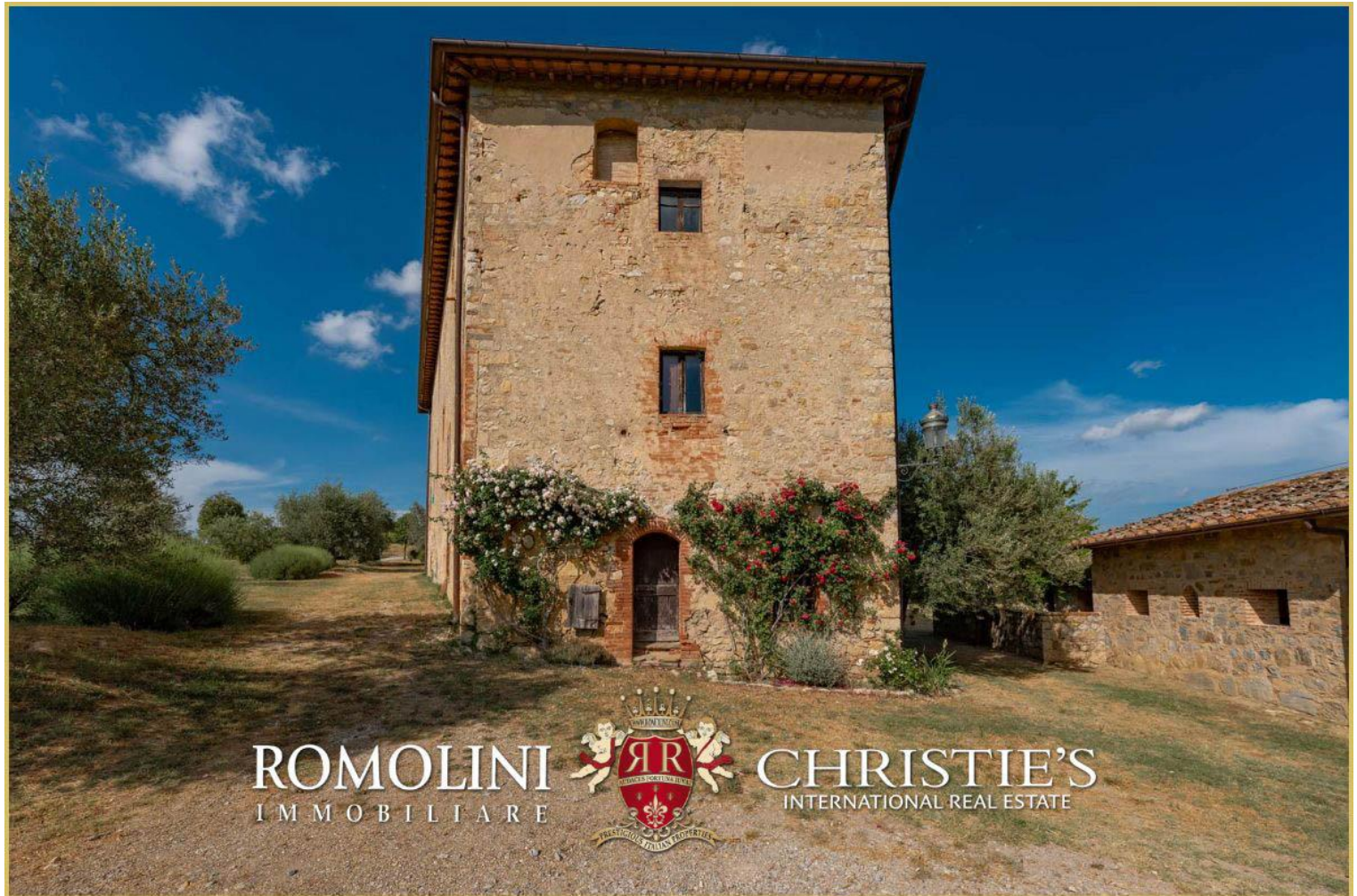




















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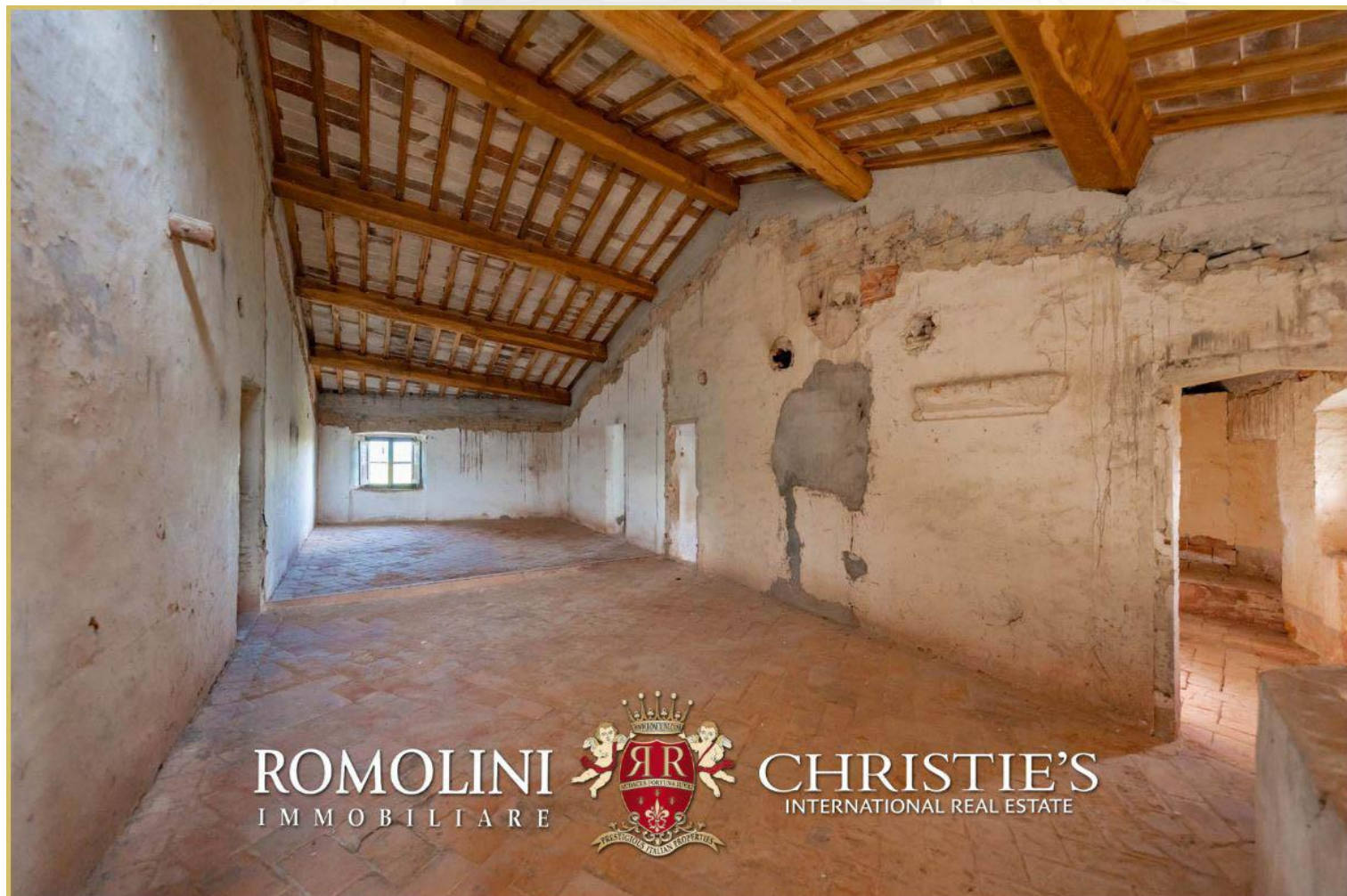




















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