

Ref. 2515 – **PODERE SANT'AGNESE**

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52-HA ESTATE WITH RESTORED FARMHOUSES FOR SALE IN THE CHIANTI HILLS, TUSCANY

Castellina in Chianti – Siena – Tuscany

VIEW ON OUR WEBSITE



Interiors
957 sqm

Bedrooms
19

Bathrooms
22

Swimming pool
12 x 5 m

Total land
52.1 ha

Olive grove
7.6 ha

On the Chianti hills, in a very panoramic position near Castellina and Barberino Val d'Elsa, 52.1-ha estate with Agriturismo and olive grove for sale. The property, finely restored by the current owners, consists of rural buildings for a total of over 900 sqm that currently house 19 bedrooms, almost all of which are intended to accommodate guests. The land surrounding the farmhouses is covered by woods and olive groves.

SUMMARY OF THE PROPERTY

REFERENCE #: 2515 – PODERE SANT'AGNESE

TYPE: estate with Agriturismo

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (2 km)

INTERIORS: 957 square meters (10,296 square feet)

TOTAL ROOMS: 34

BEDROOMS: 19

BATHROOMS: 22

ANNEXES: owner's house, former mill

MAIN FEATURES: stone and brick walls, wooden beams, original terracotta floors, pietra serena fireplaces, brick arches, ample windows, garden with hedges, panoramic swimming pool, photovoltaic system, shed with parking area, olive trees

EXTERIORS: 52.1 hectares (128.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 5 m

ELECTRICITY: already connected + photovoltaic system (19 kWh)

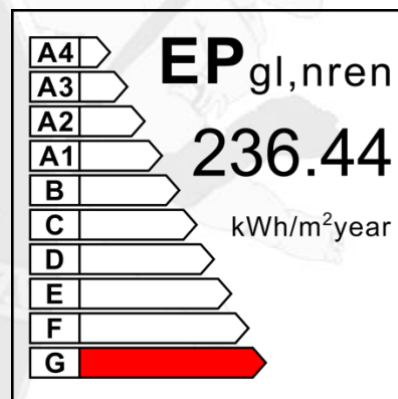
WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Castellina in Chianti (7km; 10'), Poggibonsi (13km; 20'), Barberino Val d'Elsa (17km; 25'), Monteriggioni (23km; 30'), Greve in Chianti (24km; 35'), San Gimignano (25km; 35'), Gaiole in Chianti (26km; 40'), Siena (34km; 45'), Florence (43km; 50'), Volterra (50km; 1h), Pienza (84km; 1h 30'), Montepulciano (94km; 1h 25'), Pisa (100km; 1h 30'), Cortona (104km; 1h 30'), Lucca (112km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (53km; 50'), Pisa G. Galilei (97km; 1h 20'), Grosseto C. Baccarini (103km; 1h 30'), Bologna G. Marconi (134km; 1h 35'), Perugia San Francesco (148km; 1h 55'), Forlì L. Ridolfi (213km; 2h 20'), Roma Ciampino (276km; 3h), Roma Fiumicino (290km; 3h 10')

PODERE SANT'AGNESE

On the **Chianti hills**, in a very panoramic position near **Castellina** and **Barberino Val d'Elsa**, **52.1-ha estate** with **Agriturismo** and **olive grove** for sale. The property, finely restored by the current owners, consists of rural buildings for a total of over 900 sqm that currently house 19 bedrooms, almost all of which are intended to accommodate guests. The land surrounding the farmhouses is covered by woods and olive groves.

Basic services are available in the nearby village of **Castellina in Chianti** (7km; 10'), while if you are looking for something a little more well-stocked, just drive to **Poggibonsi** (13km; 20'). The **Florence-Siena motorway junction** is also in Poggibonsi, making it possible to travel through much of **Tuscany** and visit some of the region's most renowned centers (Montepulciano, Pienza, Montalcino, Cortona, San Gimignano...).

DESCRIPTION OF THE BUILDINGS

The **owners' house** (235 sqm – 2,527 sqft, 2 bedrooms and 3 bathrooms) has been created in the old barn of the property and consists of an entrance hall, large living room with dining area, kitchen, service bathroom, private office space and two bedrooms with en-suite bathroom.

The **Agriturismo** (709 sqm – 7,629 sqft, 16 bedrooms and 18 bathrooms) is a large rural building, the result of the union of previous rustic farmhouses, finely renovated to adapt it to the needs of guests. On the ground floor are the common areas for guests (two meeting rooms, restaurant with kitchen and outdoor courtyard for the summer, service bathrooms), the technical rooms with adjoining laundry, a large cellar and the administrative office. The rest of the building is then divided into six independent apartments (four on the ground floor, two on the first floor):

- **Apt. A** (68 sqm): living room with kitchen and two bedrooms with en-suite bathroom;
- **Apt. B** (74 sqm): living room with kitchen and two bedrooms with en-suite bathroom;
- **Apt. D** (27 sqm): living room with open kitchen, bedroom and bathroom;
- **Apt. E** (39 sqm): living room with open kitchen, bedroom and bathroom;
- **Apt. G** (61 sqm): living room with kitchen, two bedrooms with en-suite bathroom;
- **Apt. F** (243 sqm): entrance hall, large dining room with open kitchen, living room with fireplace, mezzanine library and eight bedrooms with en-suite bathroom.

Next to the farmhouse, just a stone's throw from the building, is a small **studio apartment** (13 sqm – 140 sqft, 1 bedroom and 1 bathroom) for guests, converted from the property's old olive mill.

A large canopy, located along the driveway leading to the house, is used as a parking area for guests and mounts a **19-kWh photovoltaic system** on the roof, which provides much of the house's energy requirements.

EXTERIORS

The property is surrounded by a well-kept **garden of 8,000 sqm** with decorative plants, hedges and flowers that add colors in fine weather. Not far from the farmhouse, in a more private position, is the **12 x 5 m swimming pool** with stone sunbathing area and views of the surrounding hills and facing west to enjoy breathtaking sunsets on summer evenings.

The rest of the estate is mainly covered by woodland (36.2 ha) that provides great privacy and allows for walks and hikes to discover nature. On an agricultural level, there is a **large olive grove** (7.6 ha) and large portions of arable land (7.3 ha) that could be used to plant a vineyard, given the area's great predisposition to viticulture, practiced since ancient times.







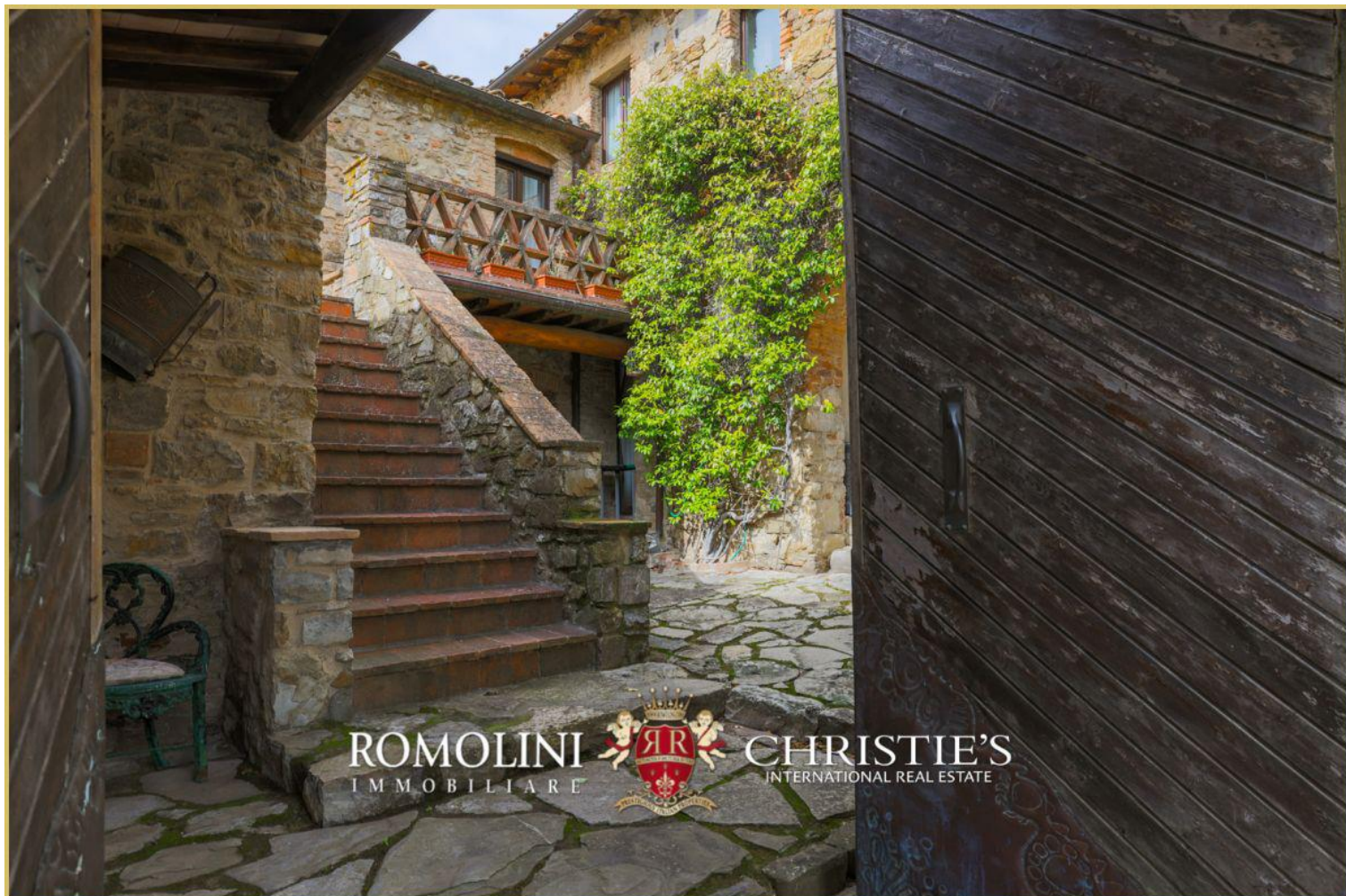














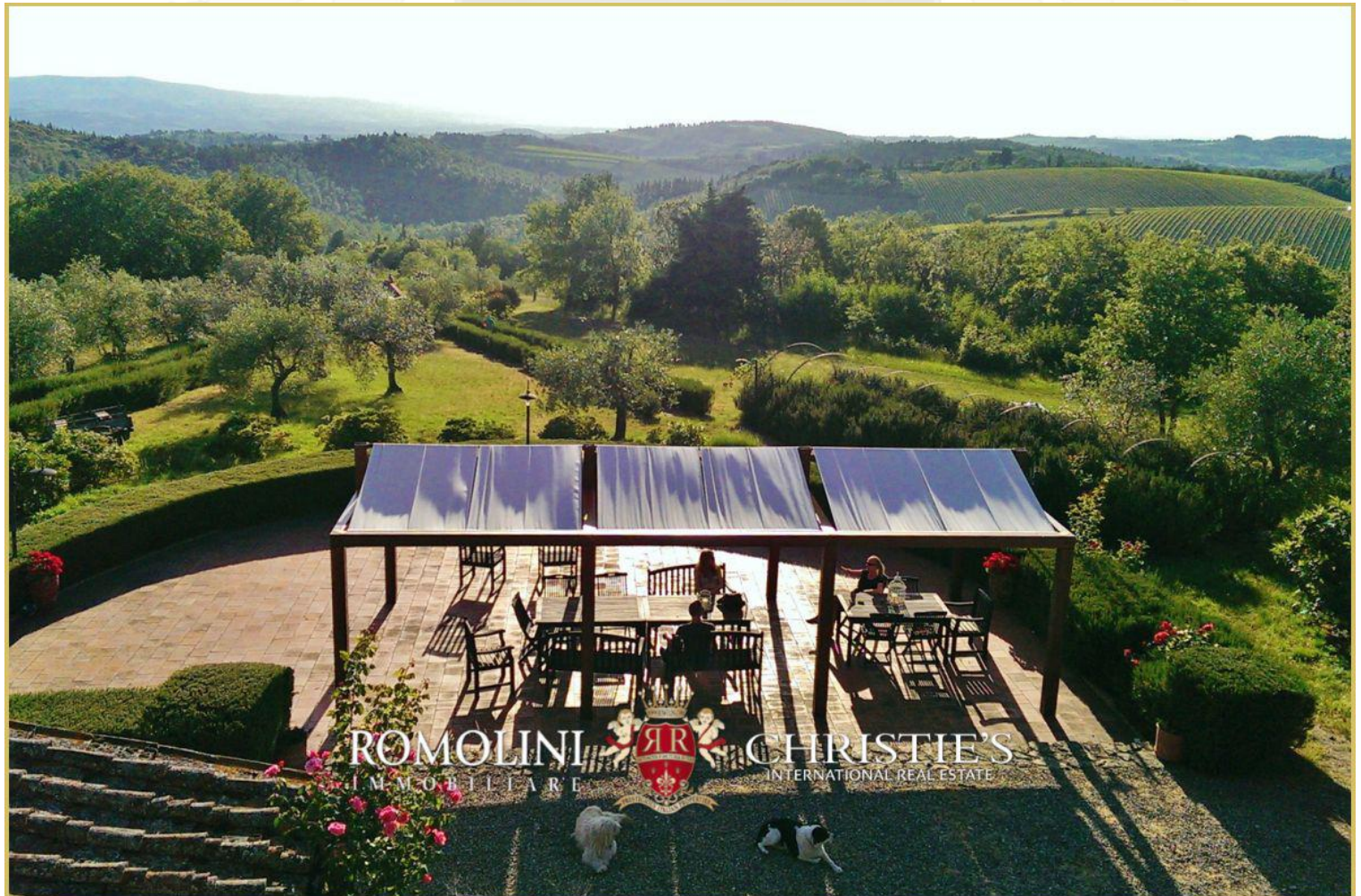
















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