

Ref. 2533 – **VILLA BARBERINO**www.romolini.co.uk/en/2533

HISTORICAL VILLA FOR SALE ON THE HILLS OF CHIANTI, TUSCANY

Castellina in Chianti – Siena – Tuscany

[VIEW ON OUR WEBSITE](#)**Interiors**
1,028 sqm**Bedrooms**
10**Bathrooms**
11**Total land**
5.8 ha**Swimming pool**
12 x 6 m**Olive grove**
4.0 ha

On the hills of Chianti, in a small rural hamlet with easy access and views of the vineyards of Tuscany, renovated manor house for sale. The property (over 1,000 sqm) is currently used in an accommodation function, with the possibility of renting single bedrooms or apartments for larger groups. The 5.8-ha land surrounding the villa includes a beautiful garden for events and an olive grove (over 4.0 ha) cultivated with organic methods.

SUMMARY OF THE PROPERTY

REFERENCE #: 2533 – VILLA BARBERINO

TYPE: historic villa

CONDITIONS: restored

LOCATION: hilly, in a small hamlet

ACCESS: excellent, paved road

INTERIORS: 1,028 square meters (11,061 square feet)

TOTAL ROOMS: 25

BEDROOMS: 10

BATHROOMS: 11

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, historic cellars, wooden beams, wooden fixtures, brick arches, walled garden, photovoltaic system, paved courtyard, olive grove, organic methods

EXTERIORS: 5.8 hectares (14.5 acres)

OLIVE GROVE: 4.0 hectares (9.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected + photovoltaic system (15 kWh)

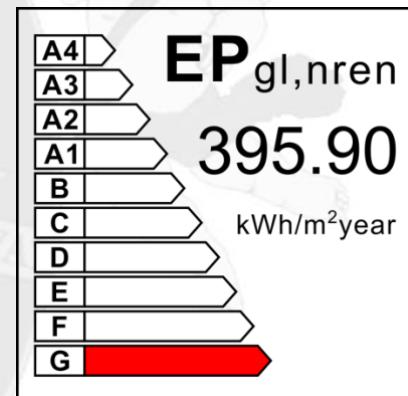
WATER SUPPLY: private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG + biomass boiler

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (4km; 10'), Barberino Val d'Elsa (6km; 10'), Castellina in Chianti (12km; 15'), Poggibonsi (14km; 20'), San Casciano in Val di Pesa (22km; 20'), Greve in Chianti (22km; 30'), Gaiole in Chianti (29km; 40'), Florence (41km; 45'), Siena (45km; 45'), Montalcino (82km; 1h 20'), Pisa (93km; 1h 25'), Pienza (96km; 1h 30'), Arezzo (102km; 1h 20'), Montepulciano (105km; 1h 45'), Cortona (115km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (51km; 45'), Pisa G. Galilei (90km; 1h 20'), Grosseto C. Baccarini (115km; 1h 30'), Bologna G. Marconi (132km; 1h 30'), Perugia San Francesco (159km; 1h 55'), Roma Ciampino (287km; 3h), Roma Fiumicino (301km; 3h 10')

VILLA BARBERINO

On the hills of **Chianti**, in a small **rural hamlet** with easy access and views of the vineyards of **Tuscany**, renovated **manor house** for sale. The property (over 1,000 sqm) is currently used in an accommodation function, with the possibility of renting single bedrooms or apartments for larger groups. The **5.8-ha land** surrounding the villa includes a beautiful garden for events and an olive grove (over 4.0 ha) cultivated with **organic methods**.

The property is located not far from a medieval village offering basic services (4km; 10'), while the villages of **Barberino** and **Castellina** are a little further away (6 and 12 km, respectively). The proximity to a major road makes it possible to reach most of **Tuscany**'s art cities in less than an hour and a half (San Casciano in Val di Pesa, Florence, Siena, Montalcino, Pienza, Montepulciano).

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **villa** (1,028 sqm – 11,061 sqft, 10 bedrooms and 11 bathrooms) is a horseshoe-shaped historic building wrapped around a private courtyard with its own staircase.

- **Lower ground floor:** storage and cellars, various rooms used in the past for storing wine and agricultural products;
- **Upper ground floor:** reception hall, service bathroom, breakfast room with kitchen and three bedrooms, all with en-suite bathrooms;
- **First floor:** central hall, reading room with small terrace, seven bedrooms (with en-suite bathroom) and three kitchens servicing the potential apartments;
- **Second floor:** attics.

The building is in good structural condition and is currently used as an accommodation business, alternately renting rooms and/or apartments thanks to a clever work of space distribution that allows easy amalgamation of rooms into independent living units.

The church at the center of the hamlet dates back to the **15th century**, and in the following centuries the various buildings were then constructed, first among them the manor house (datable to the early **17th century**). Initially rectangular in shape, the building was expanded with the addition of the two projecting bodies. Abandoned in the 1960s by the last remaining farmers, the hamlet was slowly repopulated, and this was followed by the renovation of all the buildings.

EXTERIORS

The villa is accompanied by a beautiful **garden of 2,500 square meters**, entirely enclosed by a small wall that provides privacy and shelter. This green corner is also very suitable for events and is used for weddings, conventions and corporate meetings. A **12 x 6 m swimming pool** is set just 400 m from the villa, in a very retired and panoramic position.

Beyond the wall the farmland stretches for about **5.6 hectares (13.8 acres)** that include a large olive grove (4.0 ha) and a plot of arable land (1.5 ha) that can be used to plant new crops or more olive trees.

Cultivation on the farm is carried out using strictly **organic methods** (since 1983) with full respect for nature and the surrounding environment.



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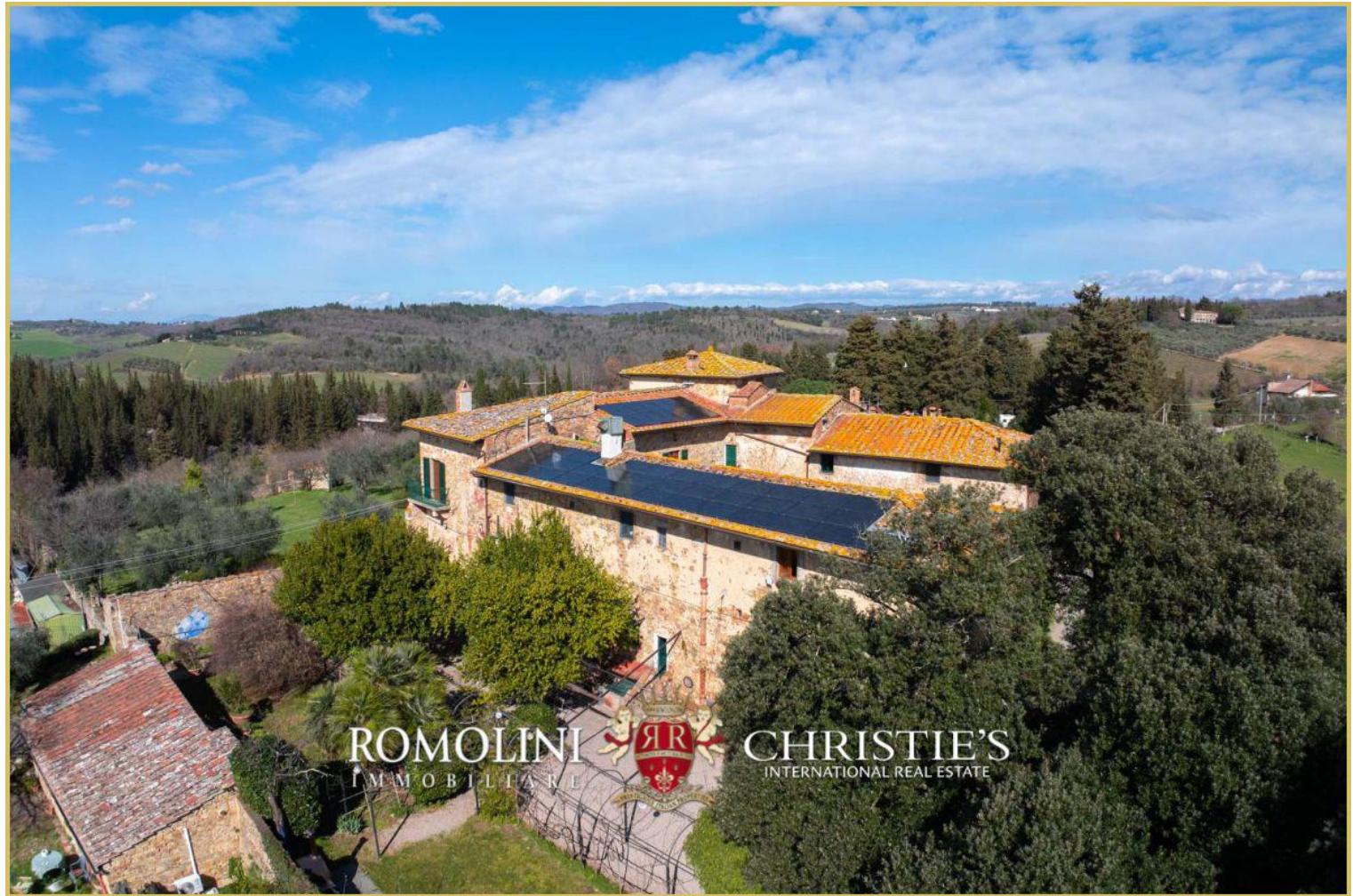


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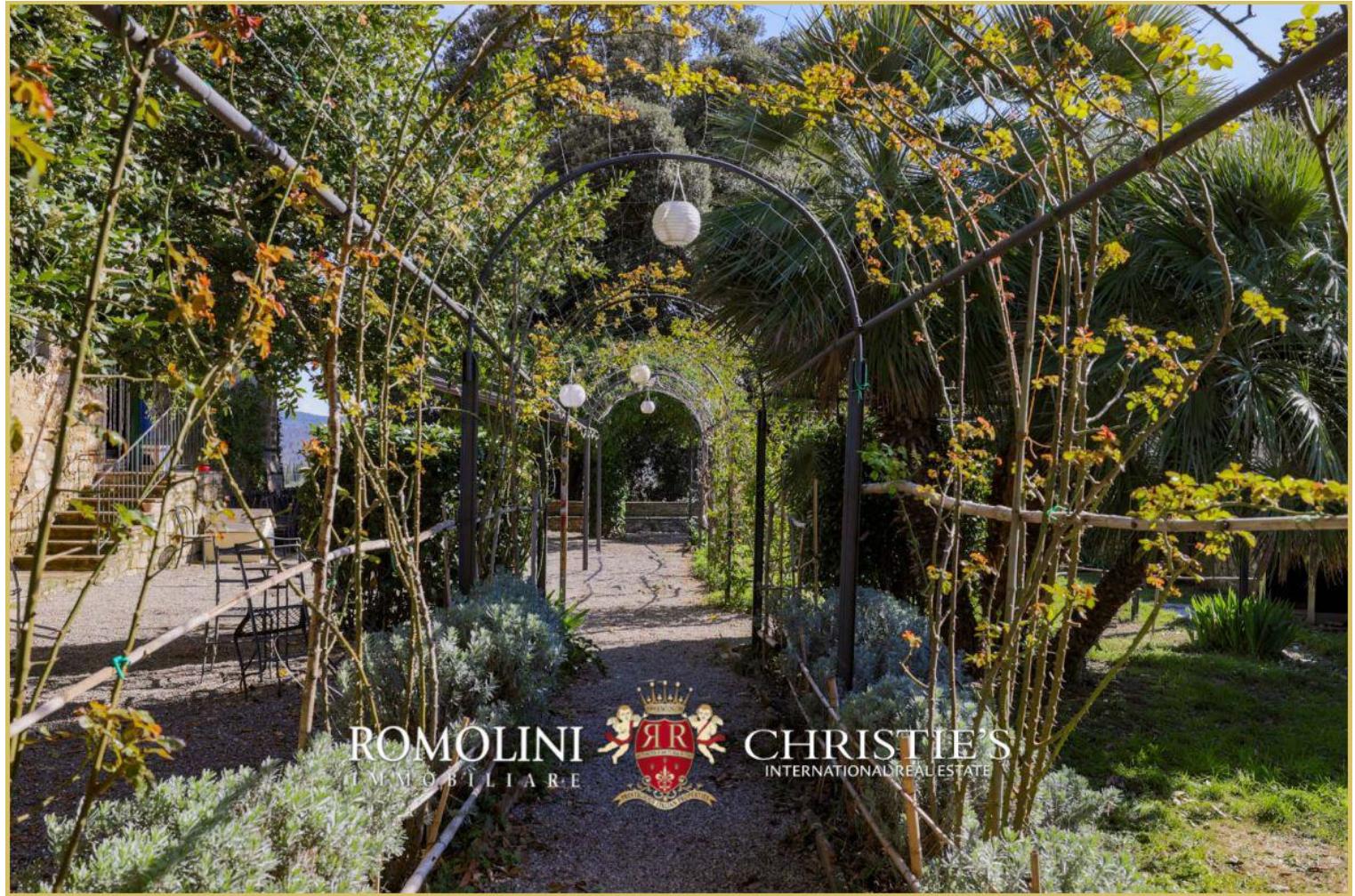
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