

Ref. 2659 – **CASTELLO CACCIACONTI**www.romolini.co.uk/en/2659

STUNNING 800-HA ESTATE WITH MEDIEVAL CASTLE FOR SALE IN CHIANTI, TUSCANY

Rapolano Terme – Siena – Tuscany**VIEW ON OUR WEBSITE****Interiors**
15,770 sqm**Bedrooms**
70+**Bathrooms**
60+**Swimming pool**
12 x 6 m**Total land**
801.7 ha**Vineyards**
42.0 ha**Olive grove**
14.5 ha

On the hills of the Sienese countryside, not far from Rapolano Terme and Montalcino, stunning 800-ha estate with medieval castle for sale. This one-of-a-kind property (spanning over 15,000 sqm) is perfect for anyone looking to start a luxury accommodation business paired with wine and oil production. Many of the buildings can be further restored to increase the capacity of the structure while large expanses of arable land could be planted with vines and olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2659 – CASTELLO CACCIACONTI

TYPE: wine estate

CONDITIONS: partially restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 15,770 square meters (169,685 square feet)

TOTAL ROOMS: 100+

BEDROOMS: 70+

BATHROOMS: 60+

ANNEXES: many buildings to be restored

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original stone fireplaces, crenellated tower, old chapel, paved courtyard, vineyards, olive grove, lake for irrigation

EXTERIORS: 801.7 hectares (1,981.0 acres)

VINEYARDS: 42.0 hectares (103.8 acres)

OLIVE GROVE: 14.5 hectares (35.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells + lake

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Terme di Rapolano (8km; 12'), Lucignano (9km; 10'), Trequanda (16km; 20'), Montepulciano (26km; 30'), Montalcino (28km; 30'), Castiglion Fiorentino (27km; 33'), Siena (34km; 35'), Arezzo (35km; 37'), Cortona (37km; 35'), Montalcino (41km; 49'), San Gimignano (74km; 1h 10'), Florence (91km; 1h 25')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h), Firenze A. Vespucci (119km; 1h 20'), Pisa G. Galilei (154km; 1h 56'), Bologna G. Marconi (200km; 2h 20'), Roma Ciampino (208km; 2h 20'), Roma Fiumicino (228km; 2h 15')

CASTELLO CACCIACONTI

On the hills of the **Siene** countryside, not far from **Rapolano Terme** and **Montalcino**, stunning **800-ha** estate with **medieval castle** for sale. This one-of-a-kind property (spanning over 15,000 sqm) is perfect for anyone looking to start a **luxury accommodation business** paired with **wine and oil production**. Many of the buildings can be further restored to increase the capacity of the structure while large expanses of arable land could be planted with vines and olive trees.

The property enjoys excellent privacy while at the same time being very close the paved road leading to **Rapolano Terme** in just 10'. Here one can find all the basic services and amenities. **Siena**, the closest big city, is just 34 km from the property and is regarded as one of the best medieval towns in Italy.

DESCRIPTION OF THE BUILDINGS

Heart of the estate is a beautiful **medieval castle**, still pretty much intact and in excellent condition, with all of its annexes still visible (chapel, stables, rectory, workshops...). All around the castle are other small houses and outbuildings, some restored other to be renovated. The paved square in front of the castle is very convenient as a parking area for guests and visitors, while the breathtaking courtyard is the perfect backdrop for events and ceremonies.

Scattered all over the estate are then **several other buildings**, all to be restored and in various state of repair, which could be used independently from the main castle as rental units.

The total covered surface of the property is around 15,770 sqm (169,685 sqft).

EXTERIOR

This impressive estate covers a total surface of roughly **801.7 hectares (1,981.0 acres)** laid over the hills of **Tuscany**. Most of the property is covered in **woodland** (390.6 ha) with a ten-year cutting plan. Arable land is another huge part of the property (305.1 ha) and includes a big lake (over 4.6 ha in surface) that is used to irrigate the fields. Ample portions of the property are currently unused (49.5 ha) and covered in bushes and trees, but they could be recovered and used as arable/grazing land.

For agricultural production the property relies on **vineyards** (42.0 ha mainly composed of Sangiovese vines) and **olive groves** (14.5 ha, partially to be pruned and recovered after years of neglect).



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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com