

Ref. 2725 – **TENUTA RADDA**[www.romolini.co.uk/en/2725](http://www.romolini.co.uk/en/2725)

## LUXURY FARMHOUSE WITH POOL, OLIVE GROVE AND SPA FOR SALE IN RADDA IN CHIANTI

**Radda in Chianti – Siena – Tuscany****Interiors**  
419 sqm**Bedrooms**  
4**Bathrooms**  
5**Swimming pool**  
10 x 7 m**Total land**  
13.0 ha**Olive grove**  
1,300 trees

On the hills of Chianti Classico, a short distance from Radda in Chianti, estate with luxury farmhouse for sale. The finely restored property consists of three main buildings housing 4 bedrooms, beautiful living areas and a wellness center with a 10 x 5 m swimming pool. The 13.0-ha land includes a well-maintained garden, 1,300 olive trees and woods.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2725 – TENUTA RADDA

**TYPE:** country estate

**CONDITIONS:** restored (2014)

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (3 km)

**INTERIORS:** 419 square meters (4,507 square feet)

**TOTAL ROOMS:** 16

**BEDROOMS:** 4

**BATHROOMS:** 5

**ANNEXES:** guesthouse, wellness center, shed

**MAIN FEATURES:** stone and brick walls, wooden beams, old terracotta floors, original fireplaces, details in *Alberese* stone, home-automation system, alarm and video-surveillance, olive trees, vineyards rented from the neighbor

**EXTERIOR:** 13.0 hectares (32.1 acres)

**OLIVE GROVE:** 1,300 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 x 7 m

**ELECTRICITY:** already connected

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

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:** 

**HEATING SYSTEM:** under the floor + radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Radda in Chianti (6km; 10'), Gaiole in Chianti (17km; 20'), Siena (22km; 35'), Greve in Chianti (23km; 30'), Monteriggioni (25km; 35'), Colle di Val d'Elsa (29km; 35'), San Gimignano (43km; 1h), Montalcino (61km; 1h 10'), Florence (62km; 1h 10'), Arezzo (65km; 1h 10'), Volterra (72km; 1h 30'), Montepulciano (79km; 1h 10'), Pienza (84km; 1h 20')

## CLOSEST AIRPORTS

Firenze A. Vespucci (68km; 1h), Grosseto C. Baccarini (100km; 1h 30'), Pisa G. Galilei (112km; 1h 40'), Bologna G. Marconi (149km; 2h), Roma Ciampino (260km; 3h 10'), Roma Fiumicino (274km; 3h)

## TENUTA RADDA

On the hills of **Chianti Classico**, a short distance from **Radda in Chianti**, estate with **luxury farmhouse** for sale. The finely restored property consists of three main buildings housing 4 bedrooms, beautiful living areas and a **wellness center** with a **10 x 5 m swimming pool**. The 13.0-ha land includes a well-maintained **garden**, **1,300 olive trees** and woods.



The property is reached by a short (about 3 km) dirt road in excellent condition that leads to the paved road and from there to Radda in just 10' to all basic services. The location in the heart of **Tuscany**, in one of its most characteristic areas, also makes it possible to reach the most famous art cities of the region in just over an hour (Siena, Greve in Chianti, Monteriggioni, San Gimignano, Montalcino, Florence...).

### DESCRIPTION OF THE BUILDINGS

The **farmhouse** (273 sqm – 2,937 sqft, 3 bedrooms and 4 bathrooms) is a stone building, most likely dating back to the 18<sup>th</sup> century and entirely renovated in 2014 with original and valuable materials, distributed on three levels. The structure was entirely recovered, maintaining its original appearance but adapting it to current safety laws. Strictly original materials were chosen for the finishes, purchased ad hoc or recovered from the old structure.

- **Basement:** large cellar with technical room, bathroom with access from the outside, small living room, bedroom and bathroom;
- **Ground floor:** kitchen, large living room with dining area, reading room, master bedroom with en-suite bathroom and bedroom with bathroom;
- **First floor:** office space.

At the service level, the house is equipped with LPG-fueled underfloor heating, air conditioning and home automation system for remote control of household appliances. At the security level, alarm system and video surveillance have been installed as well as electric gate.

The **guesthouse** (80 sqm – 861 sqft, 1 bedroom and 1 bathroom), is located right next to the farmhouse, but is totally independent and divided into two units. The first is a studio apartment with kitchenette, dining area, bedroom and bathroom. The second, on the other hand, is a convivial room with dining area and kitchen.

A small **wellness center** (40 sqm – 430 sqft) has been created in the annex next to the swimming pool and houses a Turkish bath, Swedish sauna, Jacuzzi, bathroom and dressing room.

Among the olive trees is a small **agricultural shed** (26 sqm – 279 sqft) to shelter tools used in the maintenance of the fields.

The buildings are surrounded by a **2,880-sqm garden**, landscaped on terraces and well maintained with paved paths and colorful flower beds. A short distance from the farmhouse is a **10 x 7 m infinity pool** overlooking the surrounding countryside. The stone sunbathing area is equipped with umbrellas and sun loungers for summer use.

## EXTERIORS

The property's agricultural land, set on a slight hillside, covers a total area of about **12.8 hectares (31.6 acres)** and about half of it is occupied by woods (6.8 ha part of which is just a short distance from the buildings). At the agricultural level, the farm can count on a large **olive grove** (about 4.7 ha) with **1,300 trees**.

The property also has on lease (with a long-term contract and renewable at the discretion of the new owner) a small plot of **vineyard** (1.6 ha), fully registered as **Chianti Classico DOCG**.



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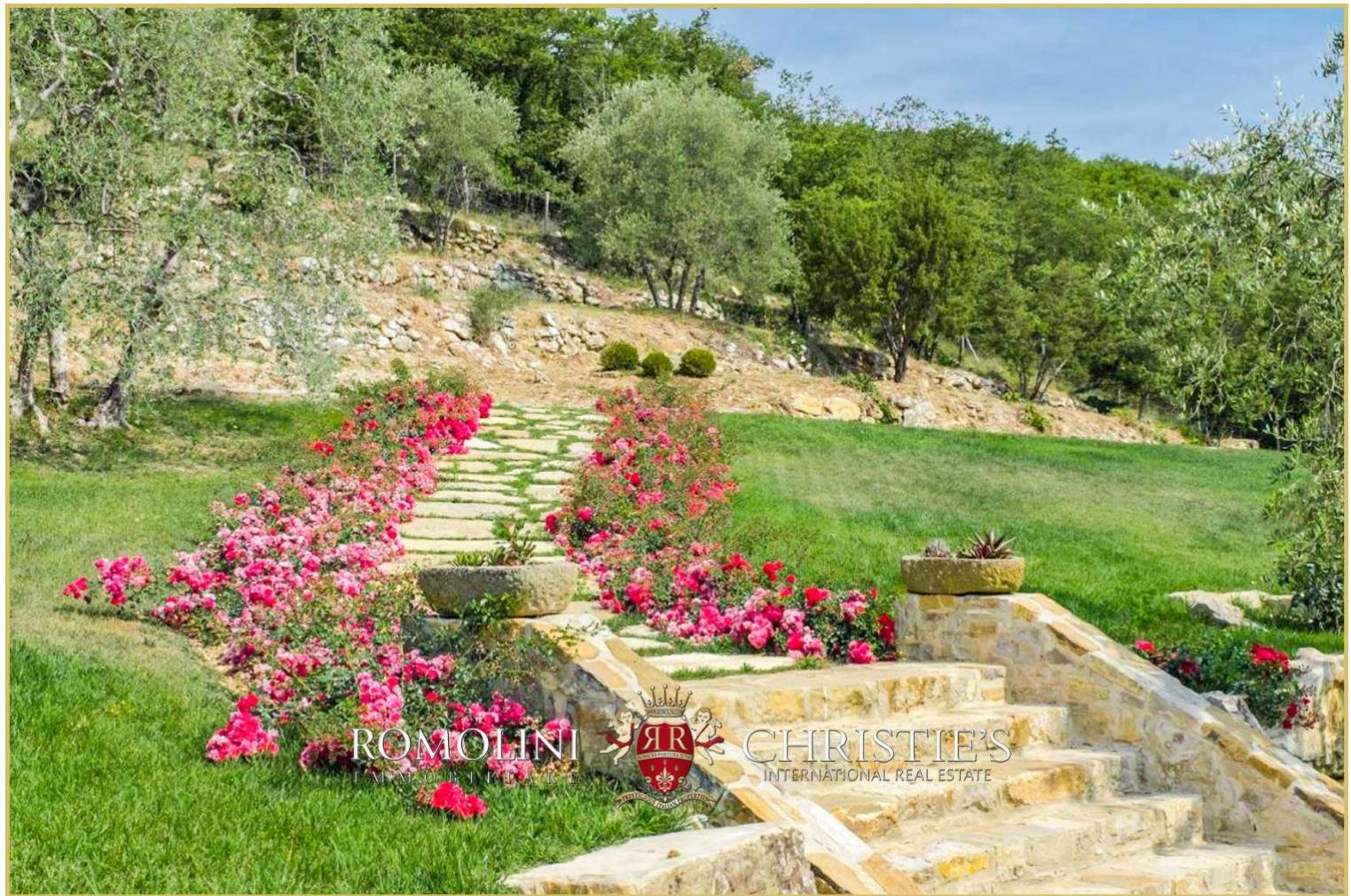
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