

Ref. 2850 – **CASALE AGNESE**

www.romolini.com/en/2850

RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN CHIANTI, TUSCANY

Castellina in Chianti – Siena – Tuscany



Interiors
535 m²

Bedrooms
3

Bathrooms
5

Garden
4.0 ha

Swimming pool
14 × 5 m

In the Chianti hills, not far from Poggibonsi, Castellina and Tavarnelle, farmhouse with pool for sale. The property is in excellent condition, already habitable, and is perfect as a private home for those seeking tranquility with privacy at a short distance from a town with all basic services. The buildings are surrounded by a 39,790 m² garden that is mostly flat and dotted with olive trees that allow the production of an excellent extra virgin olive oil. A few steps from the house is the 14 × 5 m swimming pool with stone solarium, sheltered by plants and bushes.

SUMMARY OF THE PROPERTY

REFERENCE #: 2850 – CASALE AGNESE

TYPE: country house

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 535 square meters (5,757 square feet)

TOTAL ROOMS: 18

BEDROOMS: 3

BATHROOMS: 5

ANNEXES: guesthouse, technical room

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, porch, photovoltaic system, fireplace, alarm system, carports, garden, swimming pool, olive grove

EXTERIOR: 4.0 hectares (9.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 5 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG + solar panels + geothermal energy

ENERGY CERTIFICATE: **A2** (EP_{gl, nren} = 18.38 kWh/m²year)

HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Poggibonsi (9km; 15'), Castellina in Chianti (11km; 15'), Colle di Val d'Elsa (16km; 20'), San Gimignano (21km; 35'), San Casciano in Val di Pesa (24km; 25'), Monteriggioni (24km; 30'), Castelfiorentino (31km; 35'), Florence (39km; 50'), Siena (40km; 40'), Volterra (44km; 55'), Pisa (100km; 1h 30')

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')

CASALE AGNESE

In the **Chianti hills**, not far from **Poggibonsi**, **Castellina** and **Tavarnelle**, **farmhouse** with **pool** for sale. The property is in excellent condition, already habitable, and is perfect as a private home for those seeking tranquility with privacy at a short distance from a town with all basic services.

The **farmhouse** (355 m² – 3,820 ft², 2 bedrooms and 3 bathrooms) is a rustic building on two floors, fully renovated and adapted to modern needs. On the ground floor is the living area consisting of an entrance hall with a small service bathroom, dining room, eat-in kitchen with exit to the outside porch and gravel dining area, TV room, and sitting room. The internal staircase leads to the upper floor where there is a spacious living room with fireplace, private office and two bedrooms with private bathrooms.

The house maintains the original look of the building, with beautiful restored stone walls, wooden beams and terracotta floors that give warmth to the rooms making them extremely cozy and welcoming. The house is also fitted with an **alarm system**. Power is provided by a **20-kW photovoltaic system** installed in the garden.

The **guesthouse** (80 m² – 861 ft², 1 bedroom and 1 bathroom) is a lovely two-story building, fully renovated and consisting of a spacious dining area with kitchen on the ground floor, a beautiful veranda and a bedroom with bathroom on the first floor.

A **basement room** (100 m² – 1,076 ft²) houses the house's facilities and a convenient cellar that can be used as storage for garden tools.

The buildings are surrounded by a **39,730-m² garden** that is mostly flat and dotted with **olive trees** that allow the production of an excellent extra virgin olive oil. A few steps from the house is the **14 × 5 m swimming pool** with stone solarium and service bathroom, sheltered by plants and bushes. Two convenient **carports** are located not far from the farmhouse.













































































ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com