

Ref. 2873 – **CASALE LUSSO GAIOLE**

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LUXURY FARMHOUSE WITH HOBBY VINEYARD FOR SALE IN GAIOLE IN CHIANTI, TUSCANY

Gaiole in Chianti – Siena – Toscana



Interiors
431 m²

Bedrooms
3 (up to 4)

Bathrooms
3 (up to 4)

Swimming pool
14 x 7 m

Total land
6.8 ha

Vineyards
580 m²

Olive grove
1.5 ha

Situated in the lovely hills of Chianti Classico, in the heart of Tuscany, just a few kilometers from Gaiole, this luxury farmhouse is a jewel of a property available as a truly turn-key, fully furnished, move-in-tomorrow ready home. It has been entirely renovated, creating a phenomenal, refined look for each and every room. It is extremely rare to discover such a wonderfully elegant home, featuring the finest quality standards with remarkable beauty and charm – all in the heart of one of the most beautiful areas of Tuscany. Its very private and quiet location are an additional plus for those seeking silence and quiet away from city life.

SUMMARY OF THE PROPERTY

REFERENCE #: 2873 – CASALE LUSSO GAIOLE

TYPE: country house

CONDITIONS: restored, luxury finishes

LOCATION: hilly, very panoramic

ACCESS: unpaved road (1.6 km)

INTERIORS: 431 square meters (4,637 square feet)

TOTAL ROOMS: 14

BEDROOMS: 3 (up to 4)

BATHROOMS: 3 (up to 4)

ANNEXES: dependance

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, original fireplaces, marble bathrooms, luxury finishes, veranda, paved patio, possibility to create a wellness center, terraced garden, infinity pool, small vineyard, olive trees, panoramic view

EXTERIOR: 6.8 hectares (16.8 acres)

VINEYARD: 580 square meters (0.1 acres)

OLIVE GROVE: 1.5 hectares (3.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Ambra (14km; 25'), Gaiole in Chianti (16km; 30'), Bucine (17km; 25'), Castelnuovo Berardenga (18km; 30'), Montevarchi (21km; 35'), Castellina in Chianti (35km; 50'), Asciano (35km; 40'), Siena (39km; 45'), Arezzo (47km; 1h), Buonconvento (55km; 1h), Firenze (74km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (85km; 1h 20'), Perugia San Francesco (109km; 1h 25'), Pisa G. Galilei (146km; 2h), Bologna G. Marconi (167km; 2h 20'), Roma Ciampino (238km; 2h 30'), Roma Fiumicino (252km; 2h 35')

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It has been entirely renovated, creating a phenomenal, refined look for each and every room. It is extremely rare to discover such a wonderfully elegant home, featuring the finest quality standards with remarkable beauty and charm – all in the heart of one of the most beautiful areas of Tuscany. Its **very private and quiet location** are an additional plus for those seeking silence and quiet away from city life.

The 431-m² perfectly appointed residential space is wonderfully divided between the two adjacent structures with can be used separately or together and could also be utilized for exclusive rental income opportunities

The **farmhouse** (252 m² – 2,711 ft², 2 bedrooms and 2 bathrooms) is a beautiful rural building finely renovated and furnished, distributed across three levels each connected internally. When entering on the ground floor one is greeted by a spacious kitchen with fireplace connected to the dining room (slightly below). From here the hallway leads to a first bedroom with private bathroom, while two secondary doors lead to the laundry and the underground cellar, respectively. Whereas ascending the staircase from the kitchen leads to a spacious living room with veranda, all connected with the second bedroom with private bathroom.

The **dependance** (179 m² – 1,926 ft², 1 bedroom and 1 bathroom), on the other hand, is structured on two floors. The upper level houses a self-contained apartment consisting of gorgeous large living room with open kitchen and paved patio, bedroom and bathroom, ideal both as a guest unit and as a home for a live-in maid and/or house manager. The lower level, on the other hand, is currently used for storage but could easily be converted into a fitness area with a gym and spa.

The property features a **beautiful garden of 6,115 m²** landscaped in every detail and enhanced by a **14 x 7 m infinity pool** with panoramic views of the surrounding countryside.

Coming out of the garden we then find **6.2 hectares (15.3 acres) of agricultural land** consisting of a mature olive grove (1.5 ha), a small **hobby vineyard** (580 m²), small portions of arable land (0.4 ha) and woods (4.2 ha) that ensure great privacy and confidentiality.





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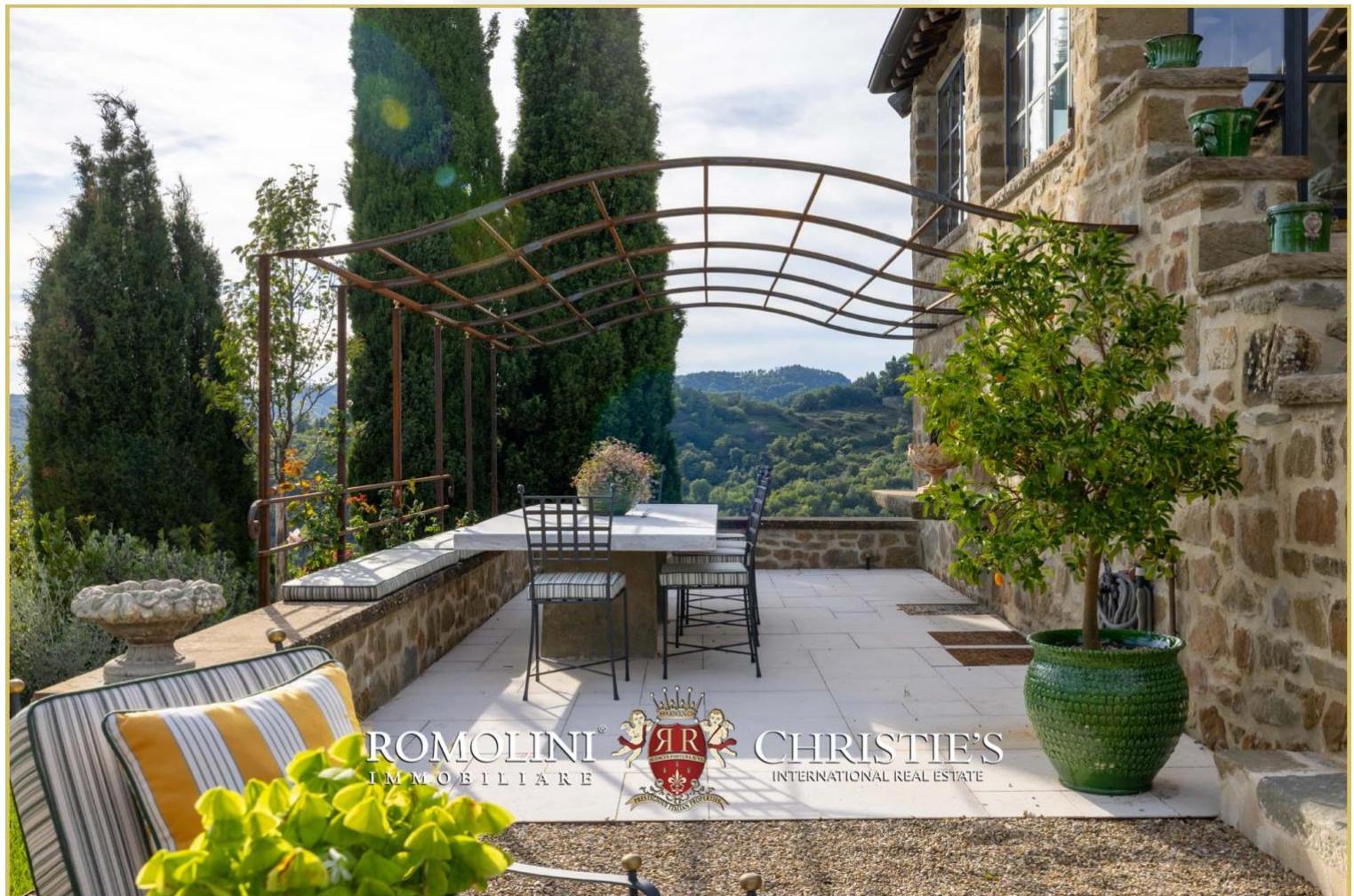




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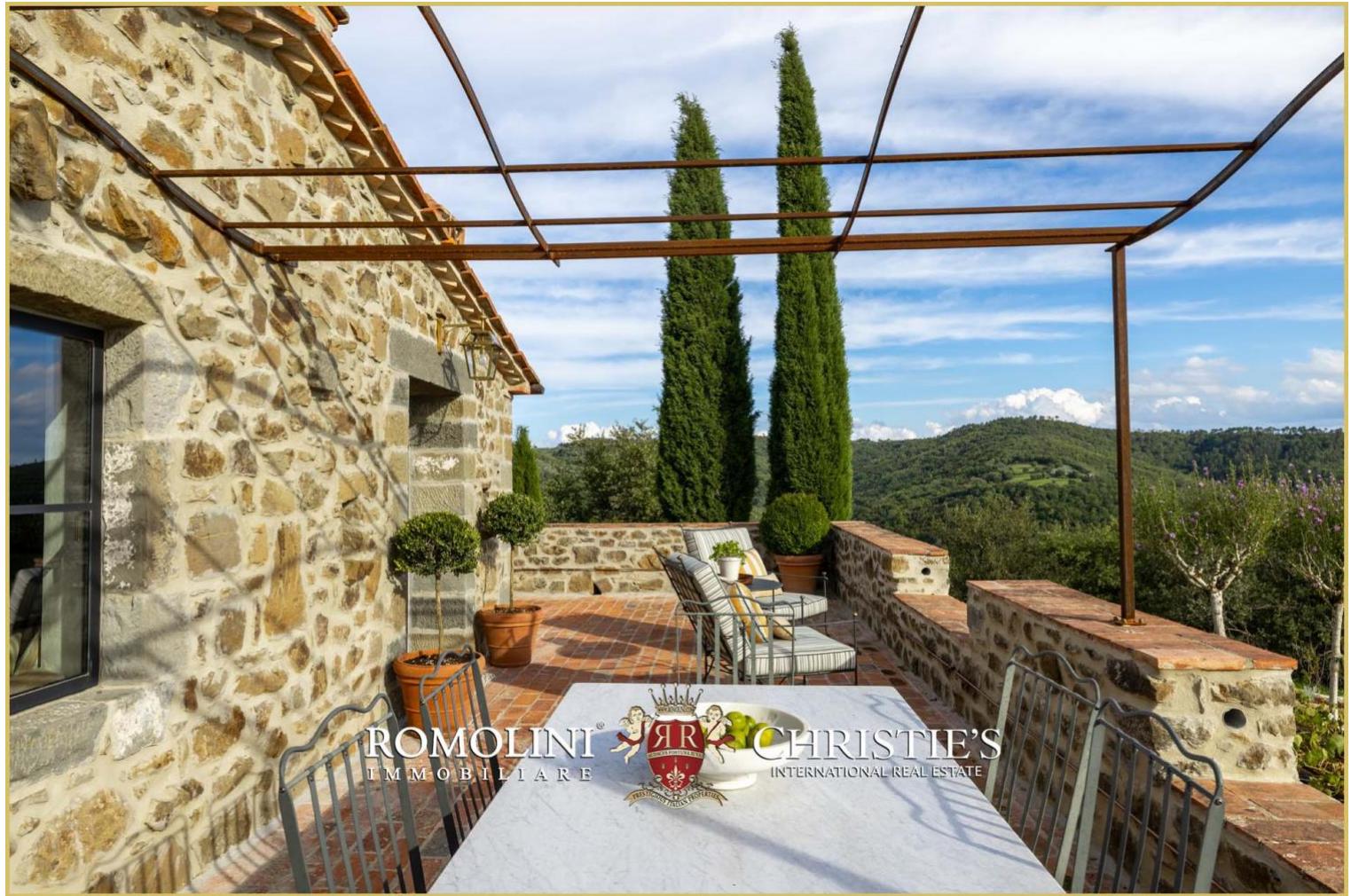
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