

Ref. 2906 – CHIANTI EQUESTRIAN ESTATE

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16-HA EQUESTRIAN ESTATE FOR SALE JUST A FEW KILOMETERS FROM SIENA, TUSCANY

Siena – Siena – Tuscany**Interiors**
1,237 m²**Bedrooms**
9**Bathrooms**
8**Total land**
16.2 ha**Swimming pool**
12 × 4 m

In the Chianti hills, not far from Siena, estate with riding stables and farmhouse for sale. The property includes several buildings, including two renovated rustic farmhouses divided into apartments (9 bedrooms in total) and horse stables. The 16.2 hectares of land are almost entirely covered by arable land with a paddock for horses.

SUMMARY OF THE PROPERTY

REFERENCE #: 2906 – CHIANTI EQUESTRIAN ESTATE

TYPE: equestrian estate

CONDITIONS: restored

LOCATION: hilly

ACCESS: unpaved road (1 km)

INTERIORS: 1,237 square meters (12,750 square feet)

TOTAL ROOMS: 20

BEDROOMS: 9

BATHROOMS: 8

ANNEXES: horse facilities

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brick arches, paddock, obstacle course arena, garden, swimming pool, sheds, fenced fields for horses, stable with boxes

EXTERIOR: 16.2 hectares (40.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 4 m

ELECTRICITY: already connected + photovoltaic system (6 kW)

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 194.62 kWh/m²year)

HEATING SYSTEM: radiators + heat pump

CLOSEST CITIES AND TOWNS

Closest services (8km; 10'), Castelnuovo Berardenga (14km; 15'), Bucine (16km; 20'), Siena (33km; 30'), Arezzo (40km; 45'), Trequanda (41km; 35'), Buonconvento (48km; 45'), Montepulciano (49km; 45'), Pienza (55km; 55'), Cortona (59km; 50'), Montalcino (61km; 1h), San Quirico d'Orcia (62km; 1h), Firenze (78km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (89km; 1h 15'), Perugia San Francesco (103km; 1h 10'), Pisa G. Galilei (149km; 1h 55'), Bologna G. Marconi (171km; 2h 10'), Roma Ciampino (232km; 2h 30'), Roma Fiumicino (245km; 2h 30')

CHIANTI EQUESTRIAN ESTATE

Equestrian estate for sale in **Chianti Classico** with residential farmhouse, tourist accommodations, an equestrian center with stables (16 box and saddlery) and **arenas**. The location is excellent, with direct access to the most scenic horseback riding trails in the heart of Chianti Classico.

The estate offers all the space and features necessary for training in the three disciplines of full competition riding: cross-country, dressage and show jumping.

The location, goodwill and facilities make the property ideal for specialized equestrian tourism, geared toward offering experiences, courses and riding school for enthusiasts and professionals.

The property is in a very quiet location, in the middle of the countryside, but has all the basic services within 15' drive: Coop supermarket, schools (kindergarten, elementary and middle school) and a train station that conveniently connects to Florence and Siena are available in the village of Castelnuovo.

The property consists of a single farm body of **16.2 hectares (40.0 acres)** consisting almost entirely of fenced fields for horses and paddocks (about 15.0 ha). The residential buildings and equestrian center are clustered in a location sheltered to the north by the hilly woods and completely open to the south, where the pastures slope slowly toward the stream that runs through the valley.

DESCRIZIONE DEGLI EDIFICI

The **main country house** (440 m² – 4,734 ft²) is on two levels. The second floor is currently used as the home of the owners, who directly manage the equestrian center and agritourism activities. It is accessible from the ground-floor entrance via a stone staircase that leads to a large living room with a fireplace. Also on this level are the kitchen, five bedrooms and four bathrooms.

An internal connection leads to the ground floor via a staircase with a characteristic semicircular shape. Here, in addition to a portion intended for staff accommodation (kitchen, bedroom and bathroom), there is a living room with two large brick arches, the kitchen, two bedrooms, two bathrooms, a room currently used as an office/reception and a technical room with external access.

Not far from the main farmhouse, with which it shares a brick-paved courtyard, is the **guesthouse** (150 m² – 1,614 ft²) that houses the clubhouse and an apartment arranged on two floors (living area on the ground floor and bedroom with bathroom on the upper floor).

A portion of the building then houses accessory rooms useful for running the business, as well as the large original wood-burning oven.

On the south side of the apartment there is a loggia with a courtyard. In the immediate vicinity is a relaxation area for guests with a **12 x 4 m swimming pool**.

The equestrian center represents the pride of the property for its amenities and strategic location with direct access to the Chianti Classico trails.

The stable includes **16 stalls** (3 x 3 m) located near the **covered riding arena** (25 x 12 m) and a saddlery. A **20-kW photovoltaic system** is installed on the roof of the riding arena.

There is also a **20 x 40 m arena** dedicated to show jumping. Abundant water supply, with two wells and concession for drawing from the river, allows irrigation of farmland and working fields.

MAP OF THE PROPERTY





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