

RUSTIC COUNTRY HOUSE FOR SALE BETWEEN GAIOLE AND SIENA, CHIANTI

Gaiole in Chianti – Siena – Tuscany



Interiors
496 m²

Bedrooms
6+

Bathrooms
2+

Total land
3.0 ha

On the Chianti hills, not far from Gaiole and Siena and in a panoramic position, rustic farmhouse with 3.0 ha of land for sale. The property is located in a very scenic area, with open views of the hills and vineyards of Tuscany, and historically populated since ancient times. (Etruscan remains dating back to the 7th century BCE have been found in the area).

SUMMARY OF THE PROPERTY

REFERENCE #: 2921 – PODERE CHIANTI

TYPE: rustic country house

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 496 square meters (5,337 square feet)

TOTAL ROOMS: 22

BEDROOMS: 6+

BATHROOMS: 2+

ANNEXES: shed, ruined barn

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, loggia, porch, cellar, ruined building, garden, olive trees

EXTERIOR: 3.0 hectares (7.4 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 408.88 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Siena (12km; 20'), Castelnuovo Berardenga (15km; 25'), Gaiole in Chianti (16km; 25'), Rapolano Terme (31km; 30'), Greve in Chianti (38km; 55'), Poggibonsi (43km; 50'), Lucignano (48km; 40'), San Gimignano (53km; 1h 10'), Montalcino (55km; 1h), Cortona (73km; 1h), Arezzo (74km; 1h 10'), Castiglione del Lago (79km; 1h), Florence (82km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (91km; 1h 20'), Perugia San Francesco (117km; 1h 25'), Pisa G. Galilei (129km; 2h), Bologna G. Marconi (179km; 2h 10'), Roma Ciampino (247km; 2h 30'), Roma Fiumicino (265km; 2h 40')

PODERE CHIANTI

On the **Chianti hills**, not far from **Gaiole** and **Siena** and in a panoramic position, **rustic farmhouse** with **3.0 ha of land** for sale. The property is located in a very scenic area, with open views of the hills and vineyards of Tuscany, and historically populated since ancient times (Etruscan remains dating back to the 7th century BCE have been found in the area).

A small town less than 5' drive away has all the basic amenities for daily needs (including a school for the little ones) while the medieval villages of **Castelnuovo Berardenga** and **Siena** are less than 20' drive away. However, the house is located in the heart of Tuscany, and most of the region's art cities are less than two hours' drive away and easily accessible thanks to a well-organized road network.

The **farmhouse** (318 m² – 3,422 ft², 6 bedrooms and 2 bathrooms) is a typical Tuscan-style rural building dating in its original layout to the 11th century. An interesting feature is that the building has always been maintained in such a way as to preserve its salient features, which therefore remain clearly visible and intact. The ground floor, accessible through a portico and several doors on the sides of the building, houses the old agricultural premises consisting of cellars, stables and technical rooms. The stone staircase with 15 steps rises from the porch to the characteristic arched loggia that gives access to the upstairs dwelling. The door opens to a large living room with adjoining kitchen. From here there is then access to the two sleeping areas of the farmhouse: the first consisting of two bedrooms with shared bathroom, the second of four bedrooms and a bathroom. The turret houses a small sitting room with panoramic views.

Not far from the farmhouse are then a **small shed** (58 m² – 624 ft²) and an **old barn** (120 m² – 1,291 m²) that is now dilapidated but can be rebuilt to create a guest house.

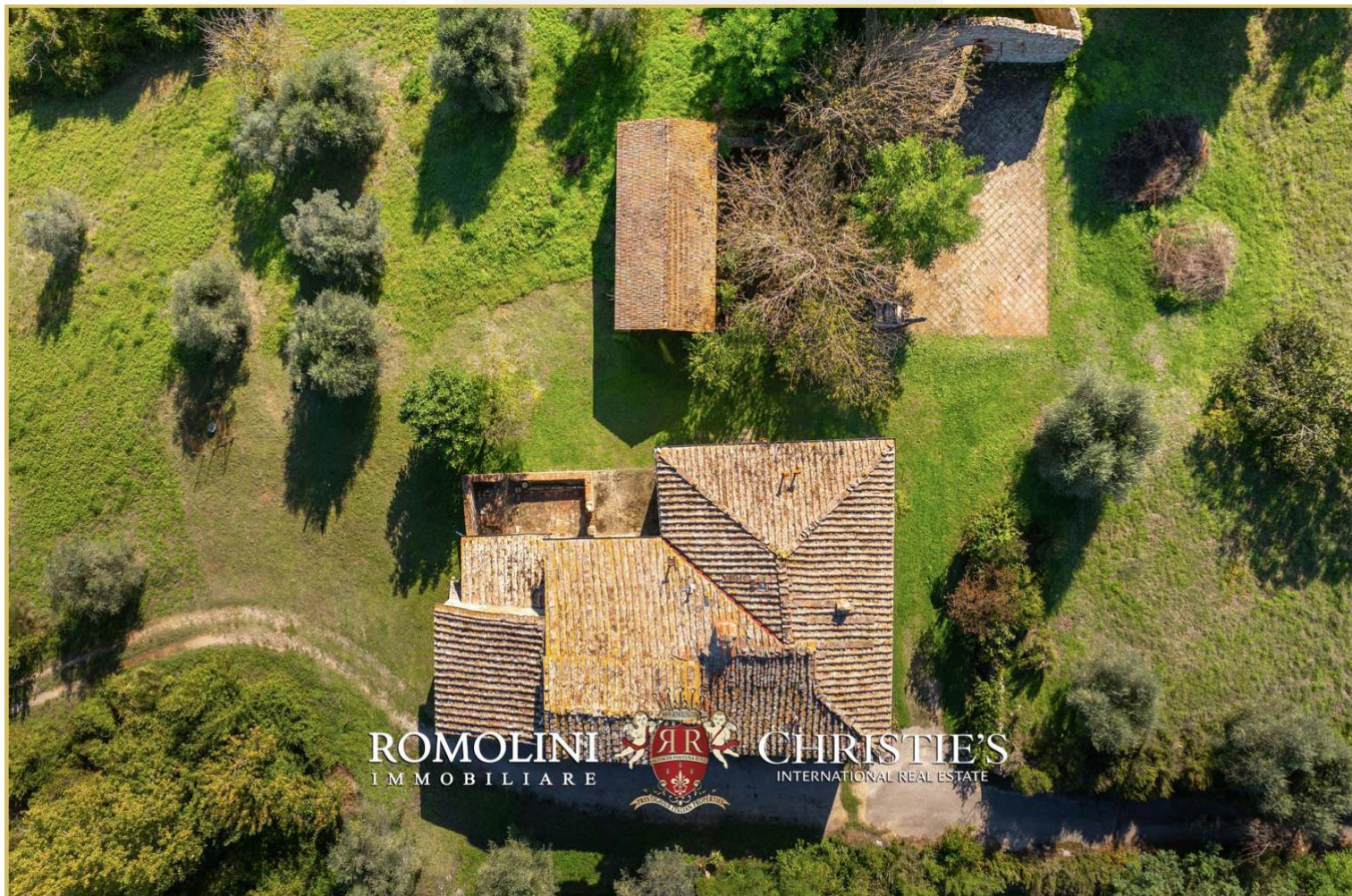
The house is set in a **well-kept garden of about 5,400 m²**, with ample space for outdoor moments and the possibility of building a swimming pool.

The rest of the land, on the other hand, is agricultural in nature and includes a 7,400-m² field that could easily accommodate a corral for horses, and some wooded areas (about 1.7 ha) that surround the property and provide privacy.









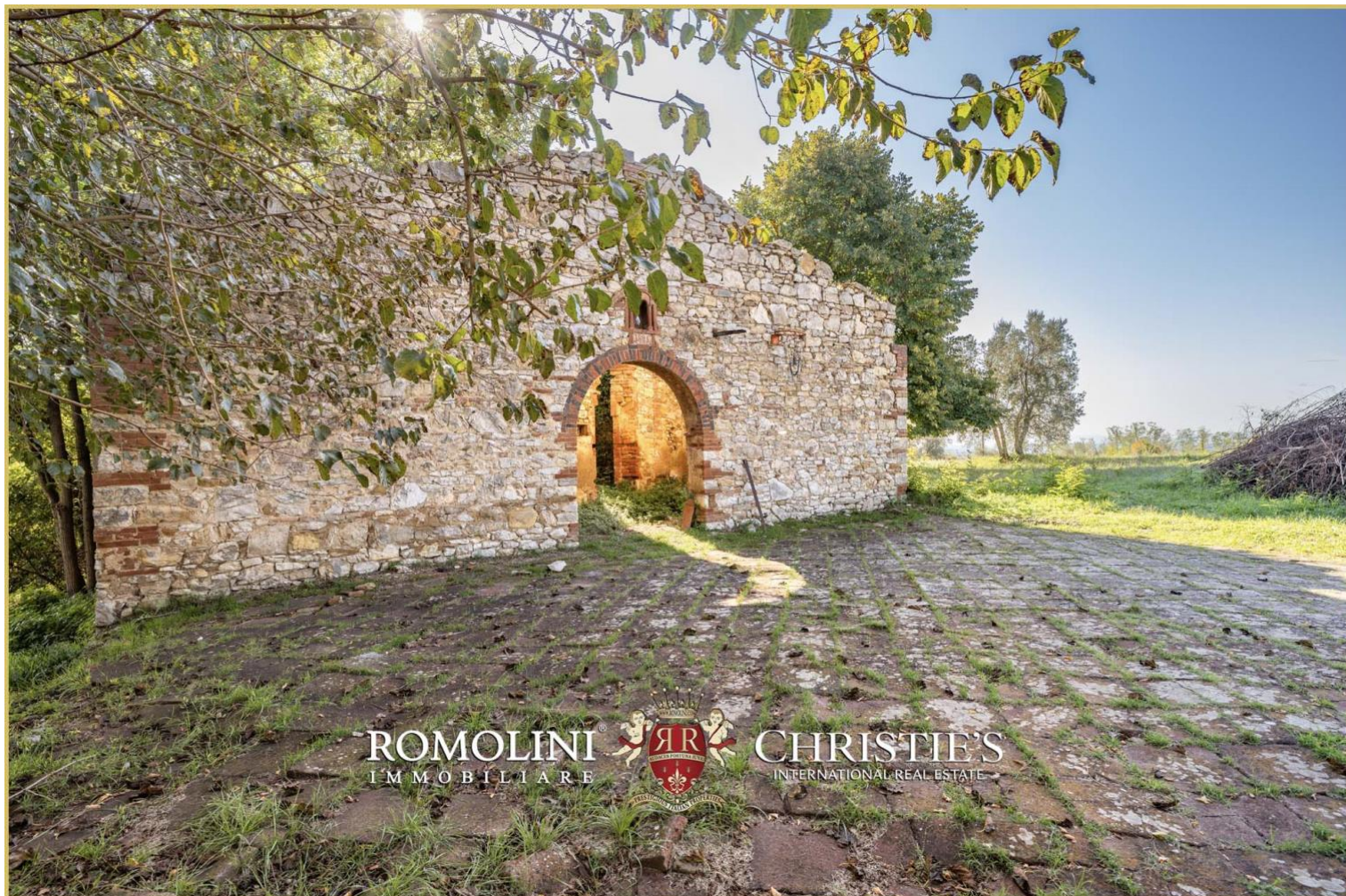














































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