

RESTORED VILLA WITH POOL FOR SALE JUST 10' FROM SIENA, CHIANTI, TUSCANY

Castelnuovo Berardenga – Siena – Tuscany



Interiors
535 m²

Bedrooms
6

Bathrooms
9

Total land
2.4 ha

Swimming pool
13.5 × 4.5 m

Set on the hills of Chianti, this Tuscan villa is currently under construction: the new owner can work directly with the developer to finalize landscaping and interior design choices. The house is surrounded by 2.4 hectares of land that could be used to landscape a beautiful park. Trees surround the property on all sides, ensuring privacy and protection from prying eyes. This property provides complete privacy while remaining only 10 minutes from Siena and close to the most iconic villages of the Chianti region. Florence, with its international airport and high-speed rail, is just 1 hour and 15 minutes away, while Siena and the main highway to Florence and Rome are only a short drive.

SUMMARY OF THE PROPERTY

REFERENCE #: 2967 – VILLA CASTELNUOVO

TYPE: villa rustica

CONDITIONS: to be completed

LOCATION: open and sunny

ACCESS: unpaved road

INTERIORS: 535 square meters (5,756 square feet)

TOTAL ROOMS: 14

BEDROOMS: 6

BATHROOMS: 9

ANNEXES: dependance

MAIN FEATURES: stone and brick walls, vaulted ceilings, wooden beams, travertine bathrooms, finishes to be chosen by the buyer, swimming pool, garden

EXTERIOR: 2.4 hectares (5.9 acres)

GARDEN: to be landscaped

SWIMMING POOL: 13.5 × 4.5 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

Siena (6km; 10'), Castelnuovo Berardenga (19km; 25'), Monteriggioni (21km; 25'), Castellina in Chianti (23km; 30'), Gaiole in Chianti (24km; 30'), Colle di Val d'Elsa (28km; 30'), San Gimignano (44km; 50'), Montevarchi (44km; 50'), Montalcino (48km; 1h), Volterra (57km; 1h), Montepulciano (67km; 1h), Firenze (74km; 1h 15'), Pienza (74km; 1h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (87km; 1h), Pisa G. Galilei (120km; 1h 40'), Perugia San Francesco (121km; 1h 35'), Bologna G. Marconi (168km; 2h), Roma Ciampino (249km; 3h), Roma Fiumicino (263km; 2h 45')

VILLA CASTELNUOVO

Set on the hills of **Chianti**, this Tuscan **villa** is currently under construction: the new owner can work directly with the developer to finalize landscaping and interior design choices. Features will include floor heating with separate zones, bathrooms tiled with travertine stone, bedrooms with en-suite bathrooms and high-speed internet. Other finishes (kitchen, bathroom fixtures, flooring, furnishings and decorations) can be chosen by the new owner of the villa and installed by the developer after the sale. The building (460 m² – 4,949 ft², 6 bedrooms and 9 bathrooms) is laid over three floors:

The ground floor features a generous kitchen with island, a spacious dining room with fireplace, a TV lounge, and a relaxation area. On this level there is also one double bedroom with an en-suite bathroom, a second double bedroom, an additional bathroom, and a large hall of more than 50 m², which could be converted into a second kitchen if desired.

The first floor includes a large suite with private bathroom, as well as two further double bedrooms, each with their own en-suite.

On the second floor lies the master suite, complete with walk-in wardrobe, two bathrooms, and a charming mezzanine space that leads to a comfortable study and an additional bathroom.

The **annex** (75 m² – 807 ft²) is a two-story outbuilding which will house a storage on the lower floor and a laundry/ironing room on the upper level.

The house is surrounded by **2.4 hectares of land** that could be used to landscape a beautiful park. Trees surround the property on all sides, ensuring privacy and protection from prying eyes. Gli alberi circondano la proprietà su tutti i lati, garantendo privacy e protezione da occhi indiscreti. A pochi passi dalla villa si trova la **piscina 13,5 × 4,5 m**.

This property provides complete privacy while remaining only 10 minutes from **Siena** and close to the most iconic villages of the Chianti region. Florence, with its international airport and high-speed rail, is just 1 hour and 15 minutes away, while Siena and the main highway to Florence and Rome are only a short drive.





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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