

## 1,000-HA ESTATE WITH HUNTING RESERVE FOR SALE IN RADICONDOLI, TUSCANY

Radicondoli – Siena – Tuscany



**Interiors**  
12,993 m<sup>2</sup>

**Bedrooms**  
30+

**Bathrooms**  
30+

**Total land**  
1,012.4 ha

**Olive grove**  
5.2 ha

Nestled in the rolling countryside of Radicondoli, just a short 10-minute drive from the village center, this remarkable estate extends over approximately 1,012 hectares (2,501 acres), offering an exceptional combination of privacy, natural beauty and productive land. The estate lies within the renowned Chianti production area and boasts a well-established agricultural activity, currently yielding approximately 300 tons per year of cereals, alongside olive oil production and livestock farming. The property includes dedicated areas for cattle breeding, with facilities accommodating up to 500 head, complete with barns, silos and operational buildings. Approximately 5.2 hectares are devoted to olive groves.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2894 – TENUTA RADICONDOLI

**TYPE:** estate with hunting reserve

**CONDITIONS:** partially restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (2 km)

**INTERIORS:** 12,993 square meters (139,803 square feet)

**TOTAL ROOMS:** 150

**BEDROOMS:** 30+

**BATHROOMS:** 30+

**ANNEXES:** residential and agricultural buildings

**MAIN FEATURES:** stone and brick walls, wooden beams, animal stables, hunting reserved, fenced land, olive grove, tourist accommodation potential

**EXTERIOR:** 1,012.4 hectares (2,501 acres)

**OLIVE GROVE:** 5.2 hectares (12.8 acres)

**GARDEN:** yes, around the buildings

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected + photovoltaic system

**WATER SUPPLY:** private well + lake for irrigation

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** gasoil

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 275.22 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fan coils

## CLOSEST CITIES AND TOWNS

Radicondoli (7km; 10'), Colle di Val d'Elsa (31km; 35'), Volterra (44km; 1h), Pienza (44km; 55'), San Gimignano (45km; 55'), Siena (45km; 50'), Follonica (54km; 55'), Montalcino (80km; 1h 25'), Florence (80km; 1h 20'), Montepulciano (107km; 1h 30'), Cortona (118km; 1h 35'), Pisa (122km; 2h)

## CLOSEST AIRPORTS

Firenze A. Vespucci (93km; 1h 15'), Pisa G. Galilei (118km; 1h 45'), Perugia San Francesco (164km; 2h 10'), Bologna G. Marconi (175km; 2h), Roma Ciampino (289km; 3h 25'), Roma Fiumicino (239km; 2h 55'), Genova C. Colombo (276km; 3h 30')

## TENUTA RADICONDOLI

Nestled in the rolling countryside of **Radicondoli**, just a short 10-minute drive from the village center, this remarkable estate extends over approximately **1,012 hectares (2,501 acres)**, offering an exceptional combination of privacy, natural beauty and productive land.

Of the total surface, around 700 hectares are enclosed by a rare 2.5-meter-high electro-welded mesh fence – a unique feature that can no longer be replicated – ensuring absolute privacy and controlled wildlife management.

The estate lies within the renowned **Chianti** production area and boasts a well-established agricultural activity, currently yielding approximately 300 tons per year of cereals, alongside olive oil production and livestock farming. The property includes **dedicated areas for cattle breeding**, with facilities accommodating up to 500 head, complete with barns, silos and operational buildings. Approximately 5.2 hectares are devoted to **olive groves**.

A significant highlight of the property is its **large artificial lake**, with a capacity exceeding 450,000 cubic meters and an expansive surface area, serving irrigation systems, fire prevention infrastructure and offering potential for private fishing activities.

The estate is equipped with photovoltaic panels, ensuring substantial energy production and partial resale to the national grid, contributing to its overall sustainability and efficiency.

Originally established in the 1950s as a **private hunting reserve**, the property remains unique in Italy as the only estate where hunting is permitted year-round (subject to national wildlife regulations). The grounds are rich in fauna, including wild boar, mouflon, red deer, fallow deer, roe deer, hare and pheasant, alongside sightings of foxes, wolves, badgers, porcupines and martens.

## DESCRIPTION OF THE BUILDINGS

At the heart of the estate stands an elegant **19<sup>th</sup>-century villa** (1,044 m<sup>2</sup> – 11,233 ft<sup>2</sup>), arranged over three levels. The ground floor features refined reception rooms, including multiple living areas, a library, study, formal dining room, fully equipped kitchen, as well as a wellness area with heated indoor swimming pool, gym and bar, and a dedicated hunting room.

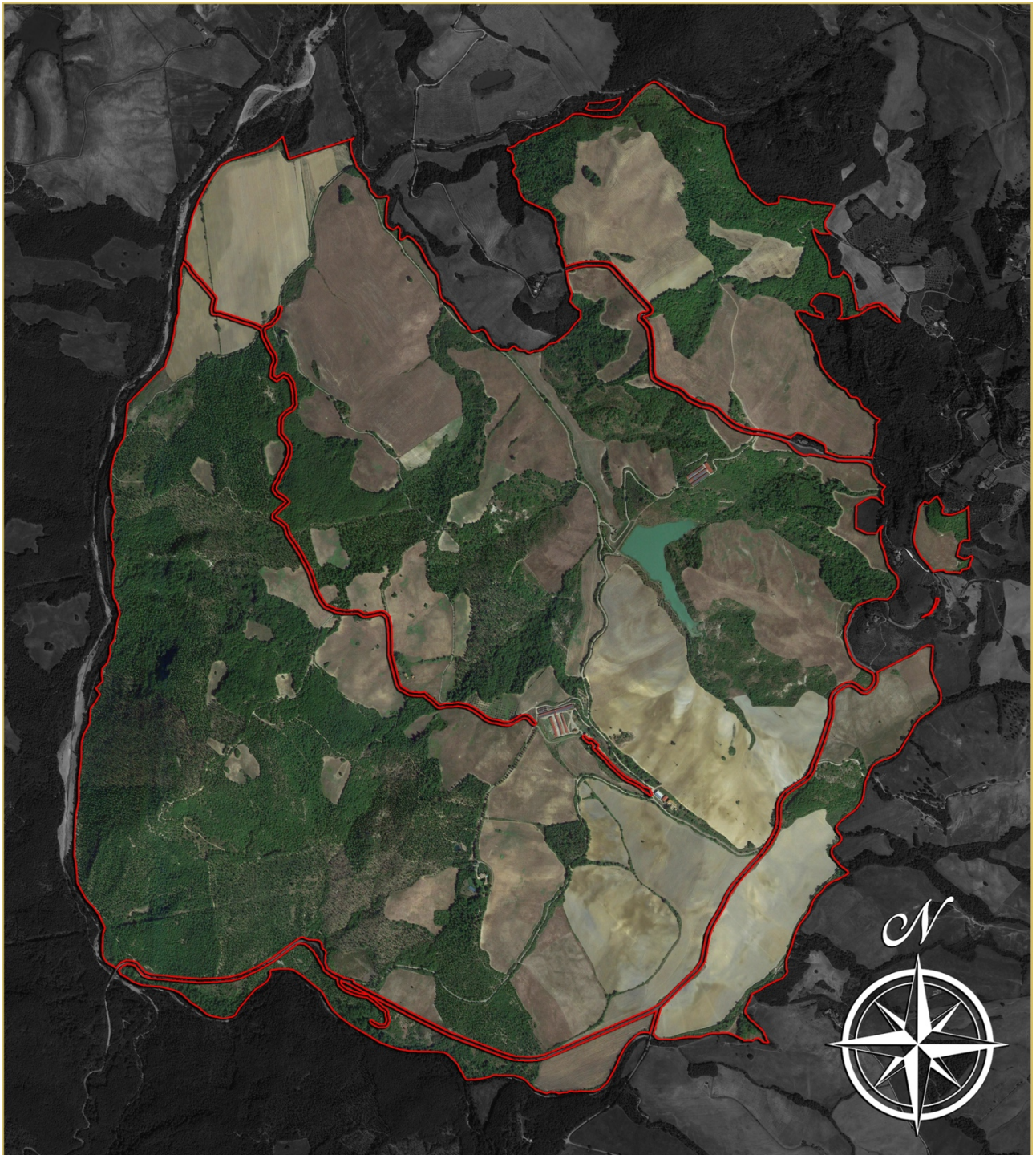
The first floor hosts six bedrooms with en-suite bathrooms, arranged into three independent suites, alongside additional living spaces. The villa is completed by a double garage, wine cellar and a heated conservatory.

A charming **guesthouse** (161 m<sup>2</sup> – 1,732 ft<sup>2</sup>) offers additional accommodation with living area, two bedrooms, two bathrooms and two convenient garages.

Scattered throughout the estate are **numerous farmhouses** (5,307 m<sup>2</sup> – 57,103 ft<sup>2</sup>) and **agricultural outbuildings** (6,481 m<sup>2</sup> – 69,735 ft<sup>2</sup>). The residential buildings are in varying conditions: some are completely dilapidated and require significant renovation, while others are in good structural condition and need only modernization and finishing touches to bring them up to modern standards.

The agricultural buildings are largely in excellent condition (including two large barns for livestock), and some of the outbuildings near the farmhouses could be utilized to expand the residential area.

## MAP OF THE ESTATE













ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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