BOUTIQUE HOTEL WITH VINEYARDS AND OLIVE GROVE FOR SALE ON THE HILLS OF CHIANTI

Castelnuovo Berardenga – Florence – Tuscany



Interiors	Bedrooms	Bathrooms	Swimming pool
1,470 m²	12	18	7.5 × 3.5 m

Total land	Vineyards	Olive grove
20.0 ha	7.0 ha	3.5 ha

Located in Castelnuovo Berardenga, in the heart of the Sienese Chianti, this charming property is surrounded by a picturesque landscape of vineyards and olive groves, in a peaceful setting. The estate consists of six stone buildings, set within well-maintained rural grounds and arranged to accommodate both residential spaces and hospitality and service facilities.

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

SUMMARY OF THE PROPERTY

REFERENCE #: 3126 – BOUTIQUE HOTEL SIENA
TYPE: farmhouse
CONDITIONS: restored
LOCATION: excellent condition
ACCESS: excellent

INTERIORS: 1,470 square meters (15,818 square feet)
TOTAL ROOMS: 52
BEDROOMS: 12
BATHROOMS: 18
ANNEXES: reception area, pool house, tool shed

MAIN FEATURES: stone and brick walls, wooden beams, exposed wooden beams, terracotta and parquet flooring, ample windows, canopies, paved courtyard, garden, covered swimming pool, vineyards, olive grove

EXTERIOR: 20.0 hectares (49.4 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 7.5 × 3.5 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), Castelnuovo Berardenga (10km; 20'), Gaiole in Chianti (15km; 20'), Siena (15km; 25'), Monteriggioni (25km; 30'), Greve in Chianti (40km; 55'),Montalcino (50km; 1h), San Gimignano (50km; 1h), Montepulciano (60km; 55'), Volterra (60km; 1h 10'), Pienza (65km; 1h), Cortona (70km; 1h), Tuoro sul Trasimeno (75km; 55'), Castiglione del Lago (75km; 1h), Florence (80km; 1h 25'), Arezzo (85km; 1h 5'), Sansepolcro (105km; 1h 35'), Pisa (125km; 2h), Rome (230km; 2h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (90km; 1h 15'), Grosseto C. Baccarini (90km; 1h 20'), Perugia San Francesco (115km; 1h 20'), Pisa G. Galilei (125km; 1h 55'), Bologna G. Marconi (175km; 2h 10'), Rimini F. Fellini (230km; 3h), Roma Ciampino (240km; 2h 30'), Roma Fiumicino (255km; 2h 30')

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

BOUTIQUE HOTEL CHIANTI

Located in **Castelnuovo Berardenga, in the heart of the Sienese Chianti**, this charming property is surrounded by a picturesque landscape of **vineyards** and **olive groves**, in a peaceful setting. The estate consists of **six stone buildings**, set within well-maintained rural grounds and arranged to accommodate both **residential spaces** and **hospitality and service facilities**.
Thanks to its **six stone buildings, 20 hectares of land, swimming pool with pool house**, and numerous spaces dedicated to guest accommodation, the property represents a particularly attractive opportunity for those wishing to **invest in the luxury hospitality sector in Tuscany**. The combination of the beauty of the Sienese Chianti landscape, the extensive outdoor spaces, and the functional layout of the buildings offers interesting possibilities for use, both as a hospitality property and as a private residence with guest accommodation.

The **main building** (450 m² – 4,842 ft²), arranged over three floors, houses a boiler room and a technical room in the basement. The ground floor comprises a cloakroom, a living room, a sitting room, a kitchen, a dining room, a pantry, a wine cellar, a bathroom, and a conservatory. The first floor accommodates the sleeping area, consisting of **three bedrooms**, one of which has an **en-suite bathroom**, an additional bathroom, a sitting room, a technical room, and a **loggia**.

ANCILLARY BUILDINGS

The **pool house** (130 m² – 1,399 ft²) **features** a **summer kitchen**, ideal for outdoor lunches and dinners during the warmer months. The building overlooks the **swimming pool**, with views of the surrounding olive groves and the **well-maintained garden**, where a covered terrace with a sitting area provides a pleasant shaded space dedicated to relaxation and socializing.

The **third building** (160 m² – 1,722 ft²) is arranged over two floors and includes a **two-story apartment**, with a living room, dining area, and kitchen on the ground floor, and a bedroom with an en-suite bathroom on the upper floor. The building also accommodates **two bedrooms, two bathrooms, and a technical room** on the ground floor, while the first floor features a hallway and **two further bedrooms** with en-suite bathrooms.

The **fourth building** (130 m² – 1,399 ft²) is entirely arranged on the ground floor and is dedicated to **reception and breakfast facilities**. The interiors comprise a reception area, a **large breakfast room with a buffet area**, a sitting room, a bathroom, a **professional kitchen**, a pantry, a technical room, and a staff area. The **large windows** create a pleasant connection between the interiors and the surrounding landscape, while the **outdoor tables** allow guests to enjoy the outdoor spaces during the warmer months.

The **fifth building** (170 m² – 1,829 ft²) is dedicated to agricultural and service activities and comprises an **equipment storage room** and a room intended for the storage of chemical products.

The **sixth building** (430 m² – 4,627 ft²), arranged over three floors connected by an external staircase, is entirely dedicated to hospitality and features **nine bedrooms**, each with an en-suite bathroom, ensuring comfort and privacy for guests.

AGRICULTURAL LAND

In addition to the gardens surrounding the buildings, the property includes approximately **19.3 hectares of farmland**. In terms of crops, there is a **vineyard** (7.0 ha) and an **olive grove** (3.5 ha), which produce excellent wine and olive oil. The rest of the land consists mainly of arable land (approximately 8.1 ha), which is well-suited for planting new grapevines and/or starting new crops typical of the area.

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

www.vineyardswineries.com

(+39) 0575 788 948

info@romolini.com