

Tuscany Inside

REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscaninside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

stunning stone villa with swimming pool Radda in Chianti (Siena)

Restored stone country villa with panoramic views, outdoor pool, spa with heated pool, for sale in the Chianti Classico region close to Radda in Chianti.

Only 10 minutes from the center of Radda in Chianti, in the heart of the Chianti Classico hills, south of Florence and only 25 km north of Siena.

A short gravel road leads to this place with open panoramic views and is surrounded by vineyards, olive groves, and centuries-old oak forests on over 31 acres of private ground.
Of medieval origins, the farmhouse is on several levels with stone façades and walls, spectacular views, a salt-water swimming pool, a spa and a guest cottage.

The recent renovation has preserved its original character with all interior walls left with exposed natural stone, wide French door openings to the garden coupled with last-generation households featuring home automation/domotic, air conditioning and underfloor heating.
The open living room has a decorative fireplace and a dining area, a kitchen, a total of two bedrooms and one master with a spacious dressing room; on the upper floor a second living room with TV.
All bedrooms enjoy direct access to the garden. In front of the pool, an annex has been converted into a modern spa with a Jacuzzi and heated water, sauna and Turkish/steam bath.

For guests, an independent cottage with one bedroom.

The Villa is surrounded by a large park and private land with olive grove, Chianti Classico DOCG vineyards and forest.

Perfect as a retreat in the Chianti Classico region, ready to live and to enjoy with family and friends, or host tourists for their stays in Tuscany.

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Type: 265 sq m/2798 sq ft ancient stone country villa fully restored with spa with heated indoor pool, guest cottage, landscaped garden with panoramic outdoor pool, private land with vineyards, olive groves, pasture land and forest

Annexes: 61 sq m/646 sq ft guest house with living area and 1 bedroom with bathroom; 50 sq m/538 sq ft annex with spa featuring heated pool with jacuzzi, sauna, Turkish bath, dressing room and bathroom; 11 sq m/118 sq ft annex for storage use

Year of construction: 1100 and 1700
Year of restoration: 2020

Conditions: excellent

Garden: 1990 sq m/0.49 acres featuring 1600 sq m/0.39 acres of landscaped green lawn

Land: 12.9 hectares/31.8 acres in the form of 1.88 ha/4.64 acres of vineyard/olive grove, 2.78 ha/6.8 acres of olive grove, 5.3 ha/13 acres of forest, 1.2 ha/2.9 acres of pasture land and 1.6 ha/3.9 acres arable land

Swimming pool: 10x7 m salted water

Layout:

Basement: 1 bedroom with access to the garden, 1 bathroom with shower

Mezzanine - Ground Floor: open-plan living/dining room with decorative fireplace, kitchen, 1 master bedroom with cloakroom and bathroom, 1 bedroom with loft, 1 bathroom, access to loggia with outdoor dining area, oven and barbecue, storage room, cellar

First floor: living room with TV

Distance from services: 5 km

Distance from main airports: Florence 67 km, Pisa 115 km

Gravel road: 1 km

Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG with radiant underfloor heating system

Water: private well for domestic use + natural spring for irrigation use

Electricity: available

Air conditioning

Radiant floor heating system

Home automation/Domotics

Video surveillance and alarm system

Architectural, hydrological and landscape constraints

The property is owned by a private company

Please note all measurements cited are approximate

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SALE
€ 2.500.000,00

LISTING DATA	COMMERCIAL OFFER
Published on 12-06-2024	Type of contract Sale
Reference 580	Price € 2.500.000,00
Type 2. Farmhouse - Villa - House	
Property condition 1. Restored	
GEOGRAPHIC DATA	PROPERTY FEATURES
Municipality Radda in Chianti	Energy rating G, EP gl nren 437.24 kWh/m2 year
Province Siena	m² 387
Region Toscana	Bedrooms N. 4
Country Italy	Bathrooms N. 5
Location Countryside	
FLOORS / ENTRANCE	ACCESSORIES
Independent entrance	Heating
	Air conditioning
GARDENS AND GROUNDS	
Gardens m ² 1990 / 1990 sq m/0.49 acres featuring 1600 sq m/0.39 acres of landscaped green lawn	
Adjoining land m ² 129.000 / 12.9 hectares/31.8 acres in the form of 1.88 ha/4.64 acres of vineyard/olive grove, 2.78 ha/6.8 acres of olive grove, 5.3 ha/13 acres of forest, 1.2 ha/2.9 acres of pasture land and 1.6 ha/3.9 acres arable land	

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