

**Gaiole in Chianti**

# Chianti, Tuscany: magnificent historic estate with independent villa and two outbuildings surrounded by greenery

*Property ID: IT23415567*



*www.von-poll.it*

**PURCHASE PRICE: 1.549.000 EUR • LIVING SPACE: ca. 533 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 2.366 m<sup>2</sup>**

Property ID: IT23415567 - 53013 Gaiole in Chianti

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Property ID: IT23415567 - 53013 Gaiole in Chianti

## At a glance

Property ID	IT23415567	Purchase Price	1.549.000 EUR
Living Space	ca. 533 m <sup>2</sup>	Commission	5 % più IVA / VAT
Rooms	12	Total Space	ca. 533 m <sup>2</sup>
Bedrooms	6		
Bathrooms	3		
Type of parking	5 x Outdoor parking space, 5 x Multi-storey car park		

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	30.06.2023	Final Energy Demand	160.00 kWh/m <sup>2</sup> a



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## A first impression

In the enchanting landscape of Gaiole in Chianti, 11 km from the beautiful city of Siena, is for sale this magnificent historic estate consisting of a beautiful detached villa with two outbuildings immersed in the green of Tuscany.

The main villa has been restored remaining true to its charming rustic Tuscan style, on the remains of a 1100 church. It is spread over several levels with living rooms with fireplaces and a professional-sized kitchen on the ground floor and bedrooms with en-suite bathrooms on the floors above with breathtaking views of the Sienese hills. Externally we find the large grounds with panoramic terraces, children's play area, a large vegetable garden and fruit trees. An olive grove, forest and walnut grove are also part of the property.

The structure is currently used for receptive use.

Church of San Pietro in Avenano (2km)

Castle of Brolio (6km)

Siena (11km)

Cortona (45km)

Florence (60km)

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## All about the location

The small town of Gaiole in Chianti (2700 inhabitants) is located approximately between Florence (60 km) and Siena (30 km). Many historical buildings around Gaiole, as in Chianti as a whole, are related to wine:

The former Benedictine monastery (more precisely, Vallambrosa monks) Badia a Coltibuono, one of the oldest in Tuscany, is now a winery.

The Castello di Brolio (12th century), steeped in history, is also surrounded by vineyards and has always been owned by the Ricasoli family. The castle is open to visitors.

### L'Eroica

In Gaiole the "historical" bicycle race L'Eroica was invented in 1997. This race with historical racing bicycles starts in Gaiole and leads in four circuits of different length and in good parts over gravel roads. The race, with a maximum of 3000 participants, is open to everyone.

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## Contact partner

For further information, please contact your contact person:

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