VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

Hills of the Chianti estate



FEATURES:

Property type	**Residential, Commercial, Villa hotel, Villa**
Brokerage	**Sell**
N. local	**pluri**
Garden	**9 ha**

DESCRIPTION:

Hills of the Chianti estate. Countryside Aretina. Located in the heart of the picturesque Tuscan countryside, surrounded by the hills of Chianti and the suggestive landscape of the province of Arezzo, this charming property originated as a military watchtower and has been transformed into an **elegant farmhouse**, **Surrounded by a large park with swimming pool.** The property comprises a main villa of 430 square meters and an annex of about 190 square meters, divided into 3 independent apartments. The villa, on 2 floors connected by an internal staircase, hosts on the ground floor a large living area, with spacious lounges with fireplace, 2 dining rooms, spacious industrial style kitchen, bathroom. All rooms open onto the garden thanks to large patio doors. Floor 1 sleeping area, consisting of 5 double bedrooms with **en suite bathroom and jacuzzi.** The renovation has preserved some original elements, such as windows, terracotta floors made by hand, stone walls, **high ceilings** with exposed beams and **terracotta half-timbers, as well as a picturesque barrel vault in the dining room.** The annex houses 3 apartments: First apartment on 2 levels: ground floor living room with kitchenette; upper floor double bedroom and double bedroom with bathroom. Second apartment on the ground floor, consisting of living room with kitchenette and double bedroom with bathroom. Third apartment on 2 levels: ground floor living room with kitchenette; upper floor double bedroom with en suite bathroom. The estate extends over about **9 hectares fenced**, which include **large vineyards, woods and garden, enriched by numerous relaxation areas. Panoramic swimming pool with an enchanting view of the hilly landscape, equipped with solarium area and characteristic stone structure with pergola covered with vines. Next to the pool there is an additional relaxation area with 2 bathrooms with shower.** Outdoor kitchen with barbecue and wood-burning oven, along with a large open canopy of about sqm 200, ideal for events and receptions. The property has an automatic gate and a large parking lot. The estate is adjacent to a renowned farm that produces **high quality organic wine, which can be tasted in the suggestive cellar of the farm.**

Frame the QRCODE to view the property on our website

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