



Rif. 0088



Lionard S.p.A.

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## Tuscany Siena FARMHOUSE FOR SALE IN CHIANTI



### DESCRIPTION

A villa in Tuscany consisting of a barn of 413m<sup>2</sup>, the result of a fine piece of renovation work by a famous Siennese architect, with a structure in brick and stone that respects the original architectural appearance, with a modern and comfortable interior while managing to keep intact the Tuscan taste for beautiful homes.

The farmhouse for sale is located next to its namesake town in the heart of Siennese Chianti, surrounded by vineyards, olive groves and wild forests and as a farm tourist accommodation setup also produces a small amount of Chianti Classico and Super Tuscan wine.

The luxury Italian property extends for over 7.5 hectares, of which 3.5 hectares is vineyards and the rest is covered by olive trees and woods.

Outside, among the olive trees, lies a wide and panoramic swimming pool equipped with hot showers and solar panels.

The main apartment, of 200m<sup>2</sup>, characterised by a precious travertine floor, upstairs has a large open space with living area which boasts a beautiful fireplace and large windows that open on all four sides providing magnificent 360° views from Chianti to Monte Amiata, while the sleeping area, with three double bedrooms is downstairs.

The other two apartments, of similar size and layout, each have two double bedrooms, large living spaces, bathrooms, kitchens and spacious living rooms.

## TECHNICAL DETAILS

### LOCATION

Located in the upper valley of Ombrone where the landscape of the Crete Senese begins to be defined, Castelnuovo Berardenga is the southernmost of the municipalities of Chianti. It was, originally, a core property of the Ugurgieri Berardenga family, to which it owes its name, but its transformation into a castle was decreed on 26 July 1366 by the Grand Council of the Republic of Siena, to protect the area from incursions of groups of armed fortune hunters. The work, directed by Mino Dei of Siena, was completed just in time.

The siege that ended in 1382 with the fall of the fortress and its looting did not however prevent the castle falling back into the hands of the Sienese, who would later successfully defend it, in 1478 and 1479, from the snares of its eternal rivals. It was only in 1481 that the Sienese decided to complete the fortifications and establish the installation of a garrison. A few years later, in 1489, the treason of Count Francesco Landi led to the fortress of Castelnuovo falling into the hands of Florence, but after a year's siege the fort returned into the hands of Siena. Later, in 1511, Castelnuovo, with new and mighty fortifications, was ceded by the Republic of Siena to Belisario Bulgarini who for many years was its mayor; subsequently it came under the dominion of Bellannati, who held it until 1526. A year later, the castle returned into the hands of Siena and witnessed the passing of Carlo Borbone with his troops; it was only in 1774, thanks to the Leopoldina reform that Castelnuovo assumed its current territorial layout.

Interiors surface: 413 m<sup>2</sup>

Exteriors surface: 7,5 ha

bedrooms: 5

bathrooms: 6

living-rooms: 3

kitchen: 2

dining-rooms: 2



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plus other rooms and technical areas: 3

swimming pool  
grounds 7,5 he

Siena: 9 km - Florence: 70 km - Arezzo: 61 km - Etruscan Coast: 82 km - Montalcino: 48 km -  
Montepulciano: 47 km - Cortona: 57 km - Natural Park of Casentino: 31 km - Ancient thermal baths  
of Querciolaia: 11 km - Golf & Country Club: 3 km - Siena Airport: 11 km - Motorway tollbooth: A1  
south Florence exit, then E78 Monteriggioni exit 16 km

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**Price: On Application**



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## PROPERTY PHOTOS



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