

Gaiole In Chianti – Gaiole in Chianti

# Stone farmhouse with outbuildings, land with olive grove, pool and solarium

Property ID: IT242941562



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**PURCHASE PRICE: 2.100.000 EUR • ROOMS: 10**

Property ID: IT242941562 - 53013 Gaiole In Chianti – Gaiole in Chianti

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## At a glance

Property ID	IT242941562	Purchase Price	2.100.000 EUR
Rooms	10	Commission	Subject to commission
Bedrooms	8	Total Space	ca. 620 m <sup>2</sup>
Bathrooms	9	Equipment	Swimming pool

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Liquefied gas	Energy efficiency class	G

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## The property



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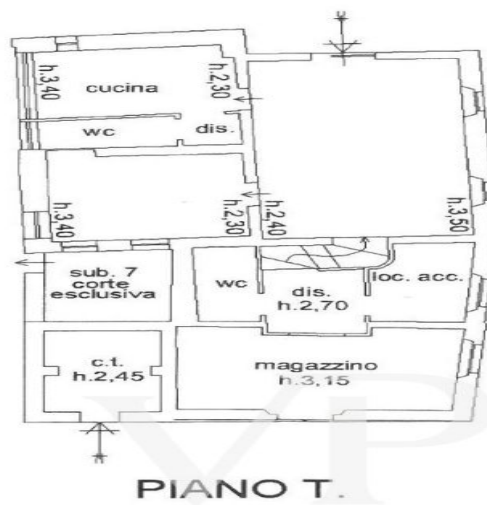
## The property



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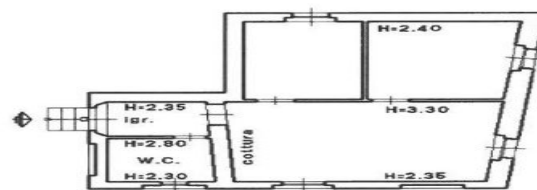
## Floor plans

### *DEPENDANCE*

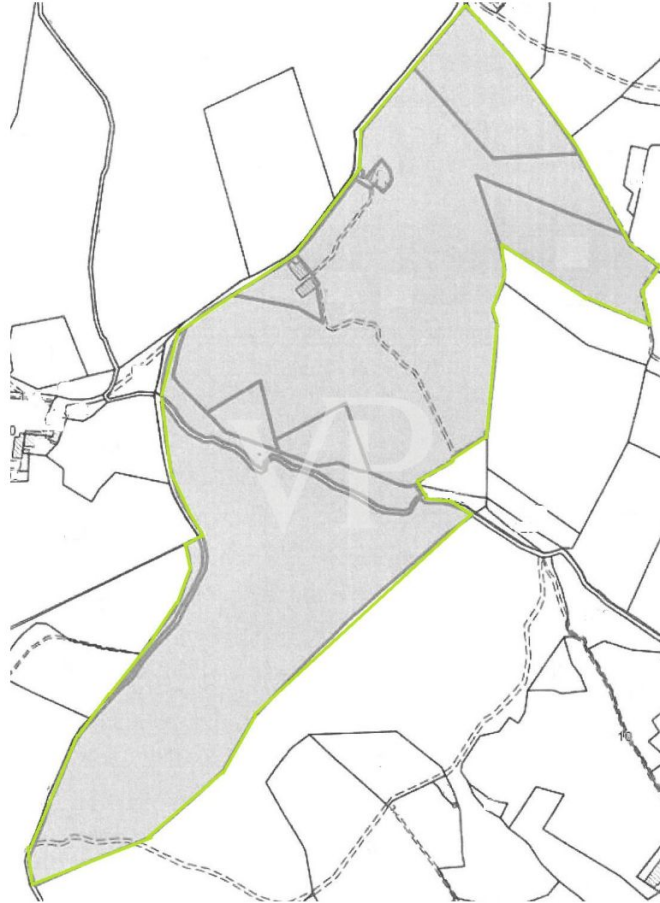


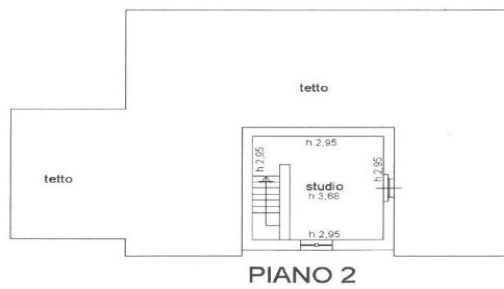
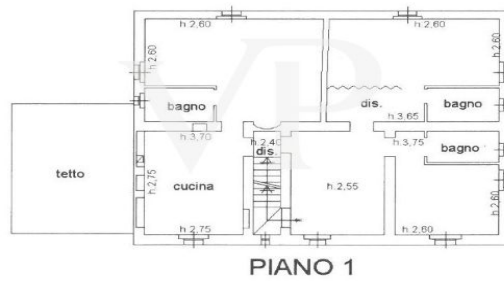
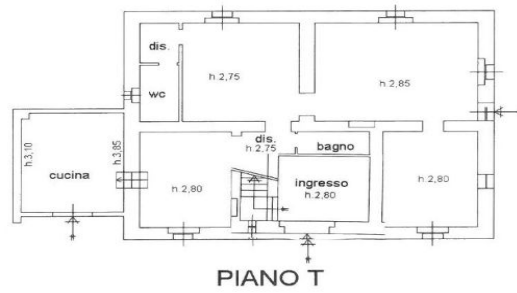
### *DEPENDANCE*

#### PIANO PRIMO



*CAPANNA*

**TERRENO**

**CASALE**

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A wonderful panoramic view is the natural setting for this beautiful stone farmhouse; it is easily reached via a charming country lane nestled among vineyards, olive groves and cypress trees. Once arrived we have in front of us the charming Chianti hills with castles and villages, while a few km away we find Radda in Chianti, Gaiole in Chianti and Siena only 25 minutes away. The property consists of the main farmhouse, two annexes and a barn converted into a civil dwelling perfectly restored for a total of about 620 square meters; the swimming pool has a large solarium and a splendid view, all surrounded by over 13 hectares of land. The farmhouse is on two levels in addition to the turret, on the ground floor we find a kitchen, a large living room, a bedroom, a study and two bathrooms. On the upper floor we find a kitchen area, three bedrooms with three bathrooms, a large hallway with access to the turret with the studio. The first annex, close to the pool, consists of a large living room, a kitchen, master bedroom, a study and two bathrooms. The second outbuilding with a separate entrance from the courtyard has a hallway from which there is access to the living room with kitchenette, two bedrooms and a bathroom. The barn is located in a wonderful panoramic position and has a completely independent access from the rest of the buildings at a distance of about 100 meters from the house. Internally it consists of a kitchen, a bedroom, a living room and a bathroom. The roofs of the various buildings are all insulated and insulated, the window frames are double-glazed insulation, and the total renovation was carried out 14 years ago. The land is cultivated mainly with olive trees with about 800 plants in production. The property is served by the municipal aqueduct in addition to a private well. The heating system is by LPG. A few km from the property there is a small village with restaurant, wine-bar and grocery; Radda in Chianti and Gaiole in Chianti can be reached in 10 minutes by car, Siena in about 25 minutes, Florence is 62 km away, Pisa airport 130 km and Rome airport 230 km.



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## Details of amenities

- Private garden
- Private pool with solarium
- Fireplace

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## All about the location

A few kilometers from the property is a small hamlet with a restaurant, wine bar and grocery store; Radda in Chianti and Gaiole in Chianti can be reached in 10 minutes by car, Siena in about 25 minutes, Florence is 62 km, Pisa airport 130 km and Rome airport 230 km.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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