



IT-53017 Radda in Chianti

Tuscan Style Villa with Dependance, Vineyard & Olive Grove

CHF 1,940,000.-

**SEQUOIA**  
CONSULTING

# Property description

## Location:

- The property is located on the immediate outskirts of the center of Radda in Chianti, on the road to Vagliagli.
- The town of Siena is about 30 km away, Florence (High Speed train station and airport) about 50 km.
- In a beautiful panoramic position on the valley, excellent sud position sunny all day, proximity to the town center.
- The land is purely hilly in an altitude between 330 and 400 meters above sea level.
- It consists of a real estate part, in the past dedicated to agritourism and a ex-wine cellar area, with a property partially dedicated to a cellar.
- In the property there are areas of forest and olive grove.

## The property:

In the renowned town of Radda in Chianti, emblem of tradition and elegance, with a 360 ° panoramic view of the verdant valley that leads from Florence to Siena. Breathtaking view from the terraces of the villa.

Mayor house with surroundings dependance buildings.

Main villa on three floors over 'basement and a large panoramic windowed lounge.

The Villa has a classic Tuscan style in the Chianti area, with typical materials such as stone walls, local

claystones finishes, terracotta floors and countertops and wooden beams that enhance the architectural beauty of the building.

The living rooms are equipped with large and wonderful original fireplaces, special architectural elements and large terraces and panoramic porch.

- Opposite to the main residence there is an outbuilding with a private garden that is laid over two floors.
- An enchanting lemon greenhouse, a small vineyard and olive grove (with the possibility of expanding the surface including part of the adjacent vineyard in the property) decorate the complex.
- A secondary stone building near the main residence can be used as a garage and /or technical rooms.
- Every corner of the estate offers fairy relaxation areas to appreciate convivial moments in company during the summer as well as silent corners.
- The privileged position overlooks one of the well-known views of Radda in Chianti and makes this property unique in its kind, a real jewel set in the greenery that dominates the vineyards of the Chianti region.

## The buildings:

The complex of buildings have a consistency of approx. 1600 square meters ( 17.500 square feet) , subject to a possible expansion of volume of 10/20%

minimum in case of eco-sustainable recoveries.

This complex consists of :

- a beautiful and large central Colonial House, a classified “ancient building” of high historical value. Surrounding agricultural outbuildings clustered around the house.
- A stone cellar with concrete tanks inside, aging room with an excellent natural temperature
- A cellar room for bottling made with a new and panoramic structure over the valley.
- 4 apartments
- 2 spacious agricultural outbuildings currently used as a shelter for tools and agricultural items.
- 1 swimming pool to renovate

## Summary:

- Region: Tuscany
- Province: Siena
- Municipality :Radda in Chianti
- Type: Villa with dependence and Land around
- Pool
- Building surface : 17.500 square feet
- Outer garden
- 4 apartments
- 7 bedrooms
- 4 Bathrooms
- Private garden
- Panoramic position
- Panoramic terraces
- Lemonades and greenhouse

- Garage

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>4</b>
Type	<b>Villa</b>	Living area	<b>1,600 m<sup>2</sup></b>
Reference	<b>7683</b>	Ground surface	<b>17,500 m<sup>2</sup></b>
Bedrooms	<b>7</b>		

Object Price **CHF 1,940,000.-**

# Picture(s)



























# Contact

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## Your consultant

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# Notes

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