



LUXURY  
COLLECTION



# PICTURESQUE FARMHOUSE IN THE CHIANTI REGION

| BETWEEN FLORENCE AND SIENA - TOSCANA | Chianti

**€ 2,900,000.00**

Commission: 4%

## Picturesque farmhouse in the Chianti region



Bed  
**7**



Bath  
**8**



Covered area  
**1,036 sqm**



External area  
**18,000sqm**

Montesassi is a farmhouse with over 400 years of history, located on top of a hill in the heart of Chianti. It is located close to the lovely Castellina in Chianti, a quaint village surrounded by the most iconic Tuscan natural landscape. Montesassi is the ideal starting point from which to visit the beautiful Tuscany, halfway between the cities of Florence and Siena, reachable via the motorway in 15 minutes.

The main farmhouse, built in the Chianti style, rises on three floors. On the ground floor there is the first residential portion of 230 sqm, consisting of kitchen, living room, bathroom, three closets, laundry and boiler room - as well as a portion used for warehouses and former cellars of covered 270 sqm. On the first floor, there is the second residential portion of approximately 280 sqm consisting of three large living rooms, study and two bedrooms with their own bathroom. On the second floor, the last residential portion of approximately 210 sqm, with four bedrooms and three bathrooms.

The property is surrounded by a park of approximately 3.200 sqm, with swimming pool, changing rooms and tennis court, and hosted a warehouse, used as a tool shed, as well as a third building used as the caretaker's house, close to the main villa. On the basement, the cellar, while the ground and first floors are the caretaker's house, consisting of kitchen, living room, three bedrooms and two bathrooms, with a covered area of 180 sqm.

The heating system is on LPG and the water system is connected to the municipal aqueduct.



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### CONSISTENCIES

<b>Property</b>	
GROUND FLOOR	229 + 270 (cellars) sqm
FIRST FLOOR	283 sqm
SECOND FLOOR	208 sqm
Swimming Pool	69 sqm
Tennis Court	610 sqm
Canopy	78 sqm
Changing rooms	32 sqm
Warehouse 1 <sup>o</sup> /2 <sup>o</sup> fl.	120 sqm
Caretaker's house	180 sqm
Cellar	135 sqm
<b>Cultivated land</b>	
Olive grove	Ha 0.80.00
Vineyard	Ha 0.15.50
Park and garden	Ha 0.32.00 (3,200 sqm)
Arable land	Ha 0.13.00
Woodland	Ha 0.10.00
Uncultivated	Ha 0.29.21



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### Distances

- Florence – 40 minutes
- Siena – 20 minutes
- Rome – 2 hours
- Florence International Airport – 1 hour
- Pisa International Airport – 1.20 hours
- Fiumicino (Rome) Int. Airport – 3 hours



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**Sara Mazzetti**

Senior Real Estate Advisor  
[s.mazzetti@bhhsmaggi.it](mailto:s.mazzetti@bhhsmaggi.it)

**MILANO**

Via Paolo da Cannobio, 9  
Tel. +39 02 620 87696