



# LUXURY COLLECTION



## VILLA CINTOIA

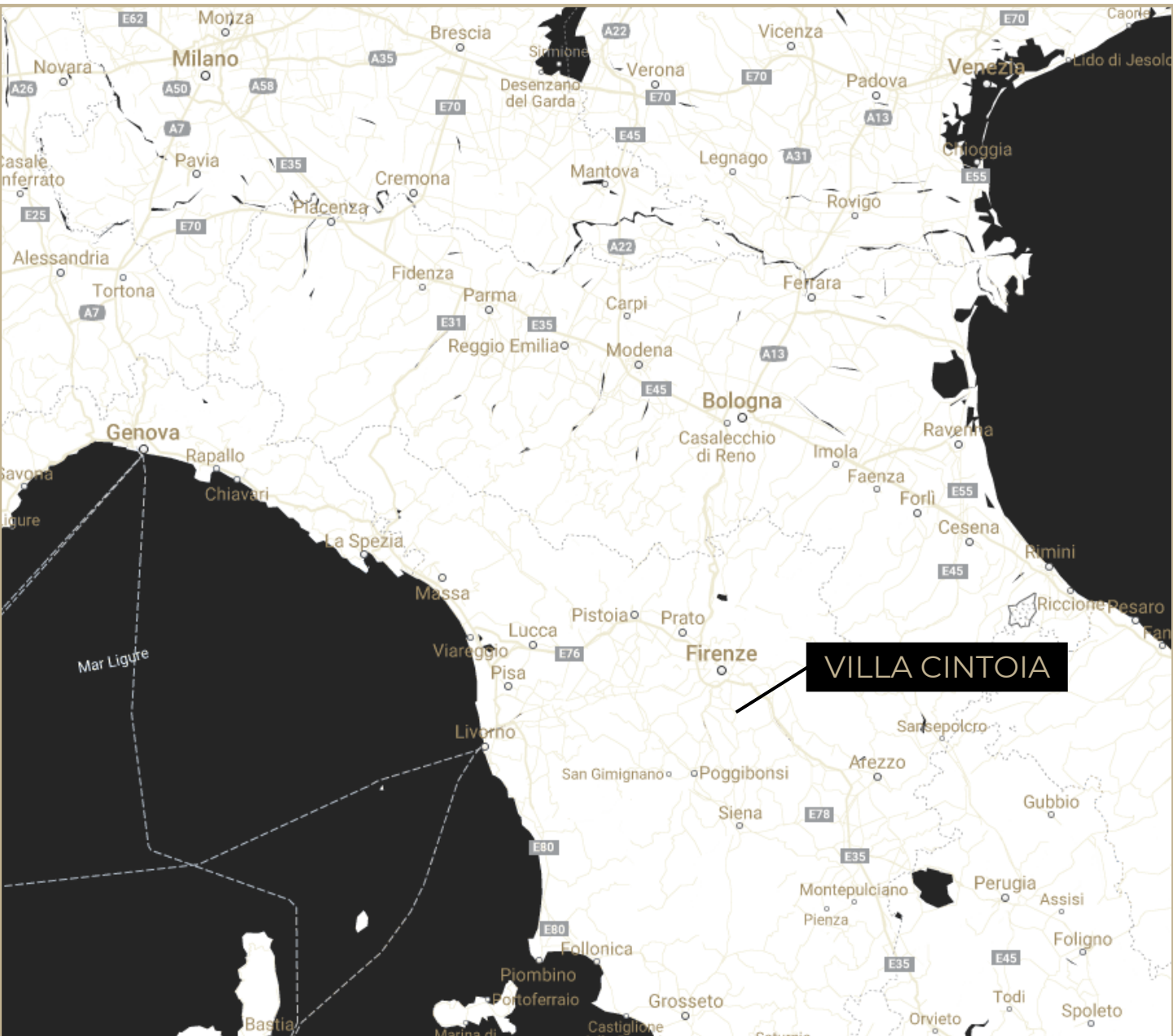
Greve in Chianti | TUSCANY | Italy

**€ 4,600,000.00**

Commission: 4%



## LUXURY COLLECTION



- FLORENCE – 16 mi.
- SIENA – 30 mi.
- LUCCA – 62 mi.
- FLORENCE AIRPORT – 25 mi.
- PISA AIRPORT – 55 mi.

- MILAN – 198 mi.
- VENICE – 167 mi.
- ROME – 167 mi.
- NAPLES – 285 mi.
- PERUGIA – 86 mi.



## LUXURY COLLECTION

### **SURFACES**





#### **THE VILLA**

- Main building of 9,150 sqft ca entirely renovated, including the rooftop and garden
- Chapel building next to the Villa
- 4,090 sqft ca that require renovating on the last floor of the villa (including a wide living room of 1,620 sqft with 360° windows)
- Cellars: 1,720 sqft ca
- Guard House to renovate of 750 sqft ca
- Warehouses for 320 sqft ca
- Garage: 1,400 sqft ca
- Terrace 1,400 sqft ca
- Total: 15,000 sqft ca

#### **THE FARM**

- 30,000 sqft to renovate
- Land 215,278 sqft, of which:
  - 161,459 sqft olive groves
  - 53,819 sqft trees



			
Bedrooms	Baths	Built	Outdoor
23	14	44,132 sqft	2 hectares (4.94acres)

### **A Stunning property with 17th Century Villa, large Farm House, Guard house, private chapel and an ancient stone pool.**

The 17th century manor villa is one of the very few villas found in the Chianti Classico. It has been carefully renovated. The main villa has various and generous entertaining rooms, various dining rooms and studies, kitchens and in total six bedrooms and six bathrooms, large wine cellars and various garages.

Next to the villa there is a separate Guard house with two bedrooms and a private frescoed chapel covered with a dome. Not far away from the villa there is the building of the old Tuscan farm, with various open spaces, various apartments with a total of five bedrooms and six bathrooms. The ground- and second floor need complete renovation. The property is surrounded by a private well maintained park and garden.



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The property is located in the heart of the Chianti Classico, in the municipality of Greve in Chianti, the city of Florence is only 16 miles away and Siena is 30 miles away. The famous golf course “Circolo dell' Ugolino” it's a 10 drive away and right in front of the club one can find an equestrian facility with tennis courts and pool.

The stunning property immersed in the privacy and beauty of an uncontaminated territory, is located in a valley, along the ancient road that led from Rome to Florence. Surrounded by forests of tall trees, a destination for enchanting walks, among streams, waterfalls and old water mills.



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LUXURY  
COLLECTION







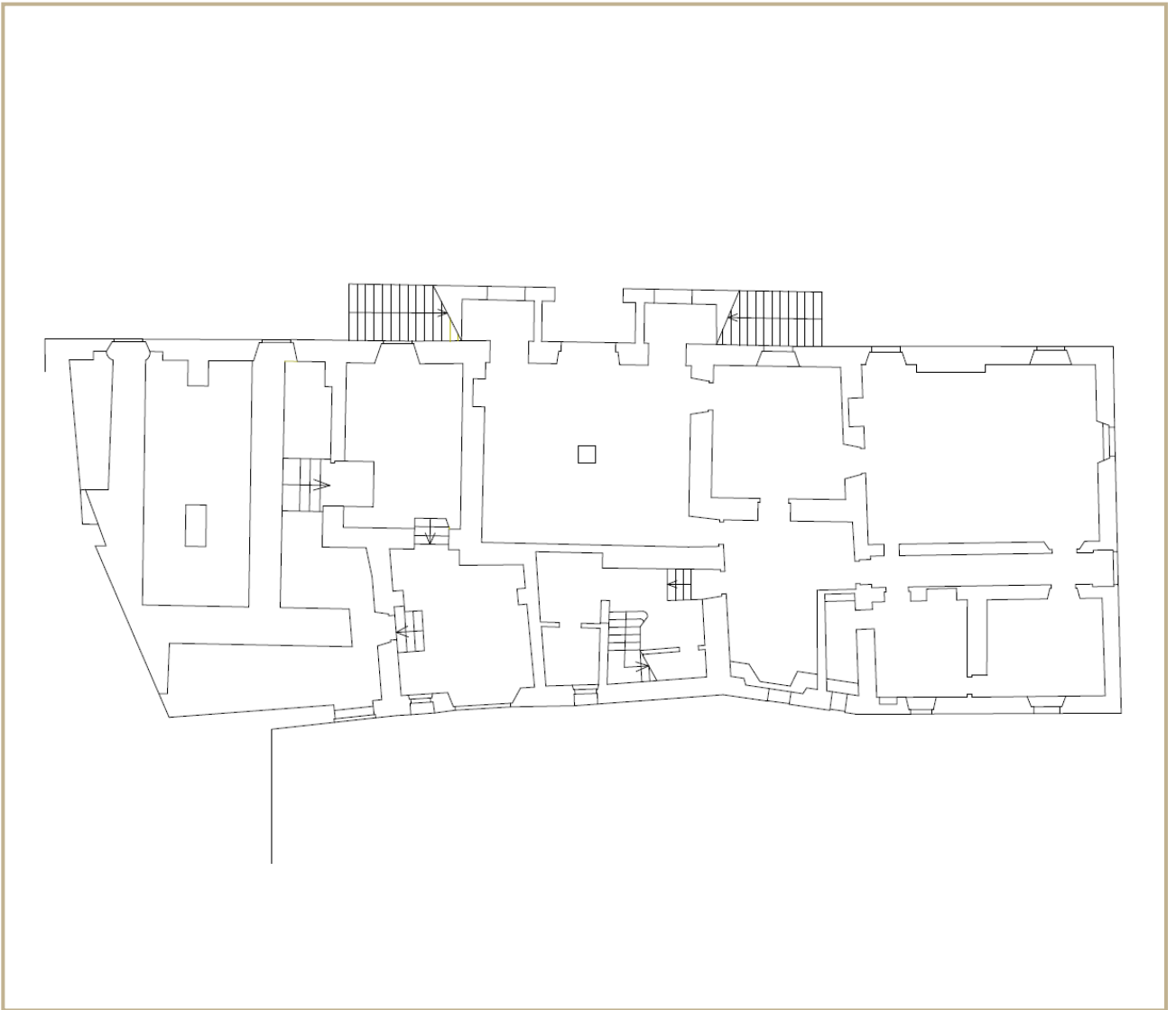
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LUXURY  
COLLECTION

FLOOR PLAN

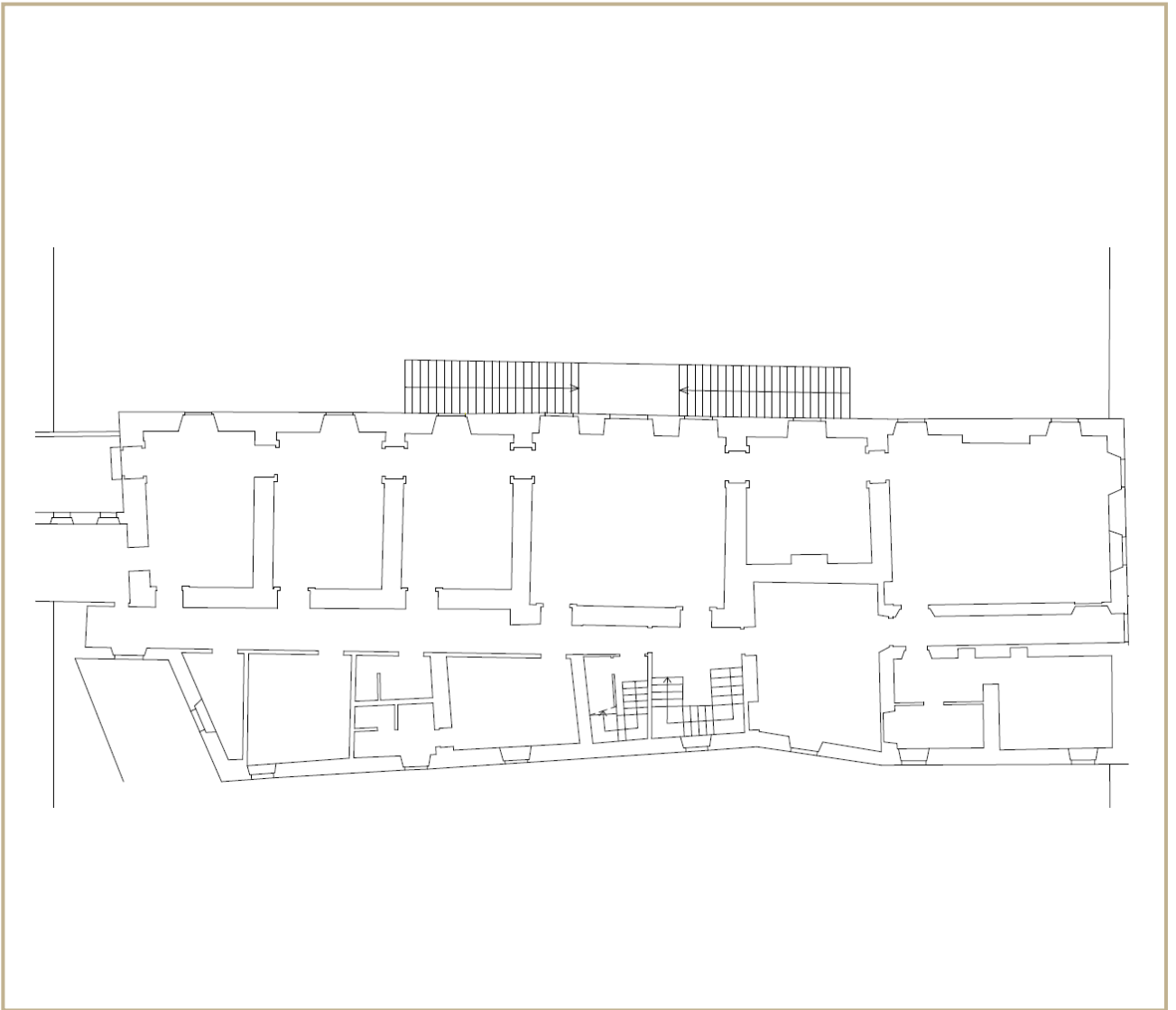


VILLA – GROUND FLOOR  
5,400 sqft



LUXURY  
COLLECTION

FLOOR PLAN

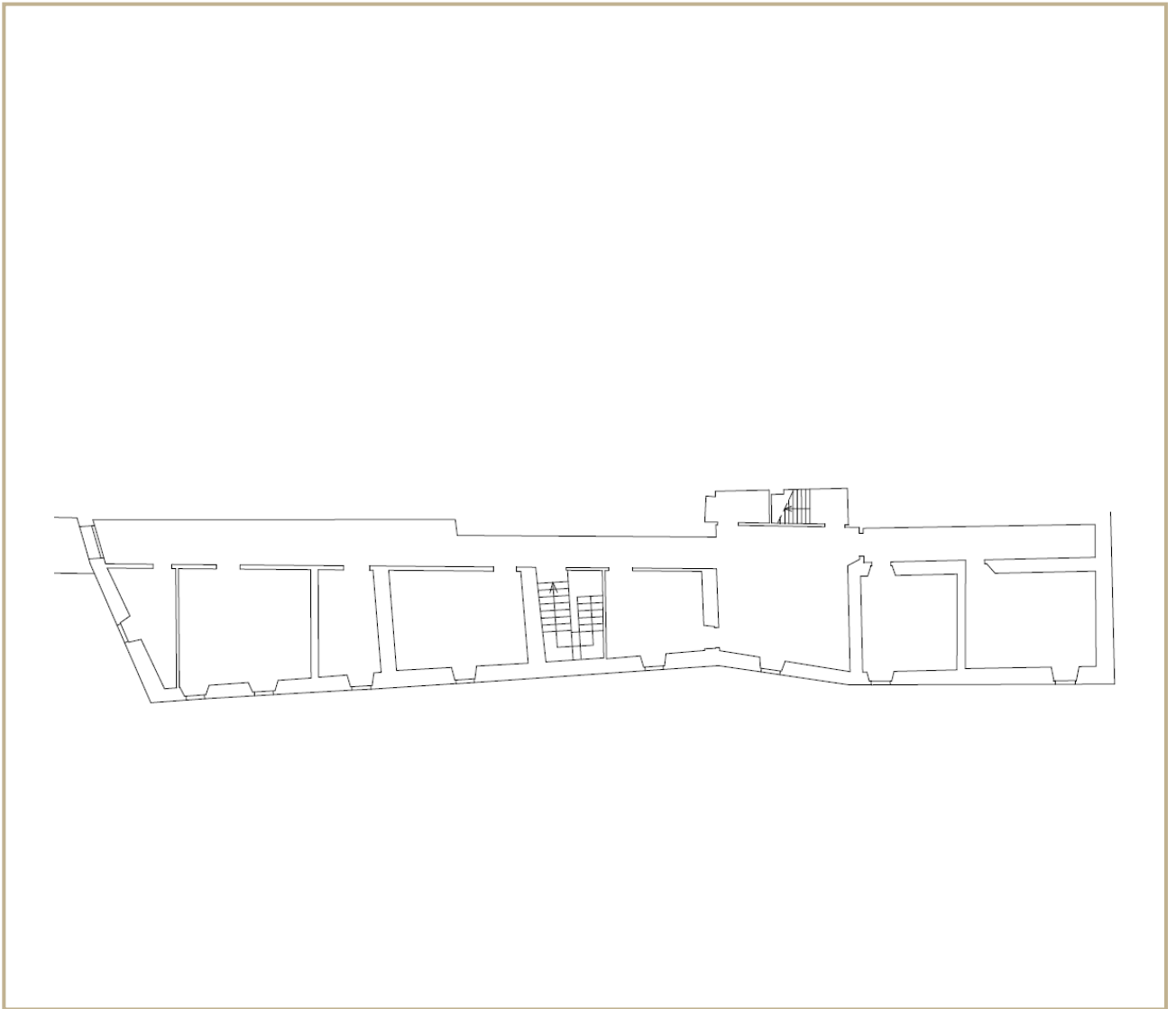


VILLA – FIRST FLOOR  
5,400 sqft



LUXURY  
COLLECTION

FLOOR PLAN

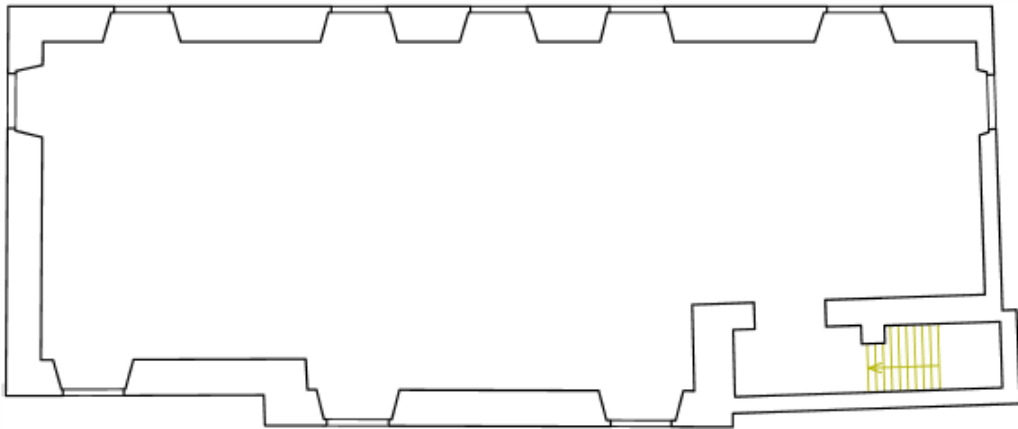


VILLA – SECOND FLOOR  
2,400 sqft



LUXURY  
COLLECTION

FLOOR PLAN

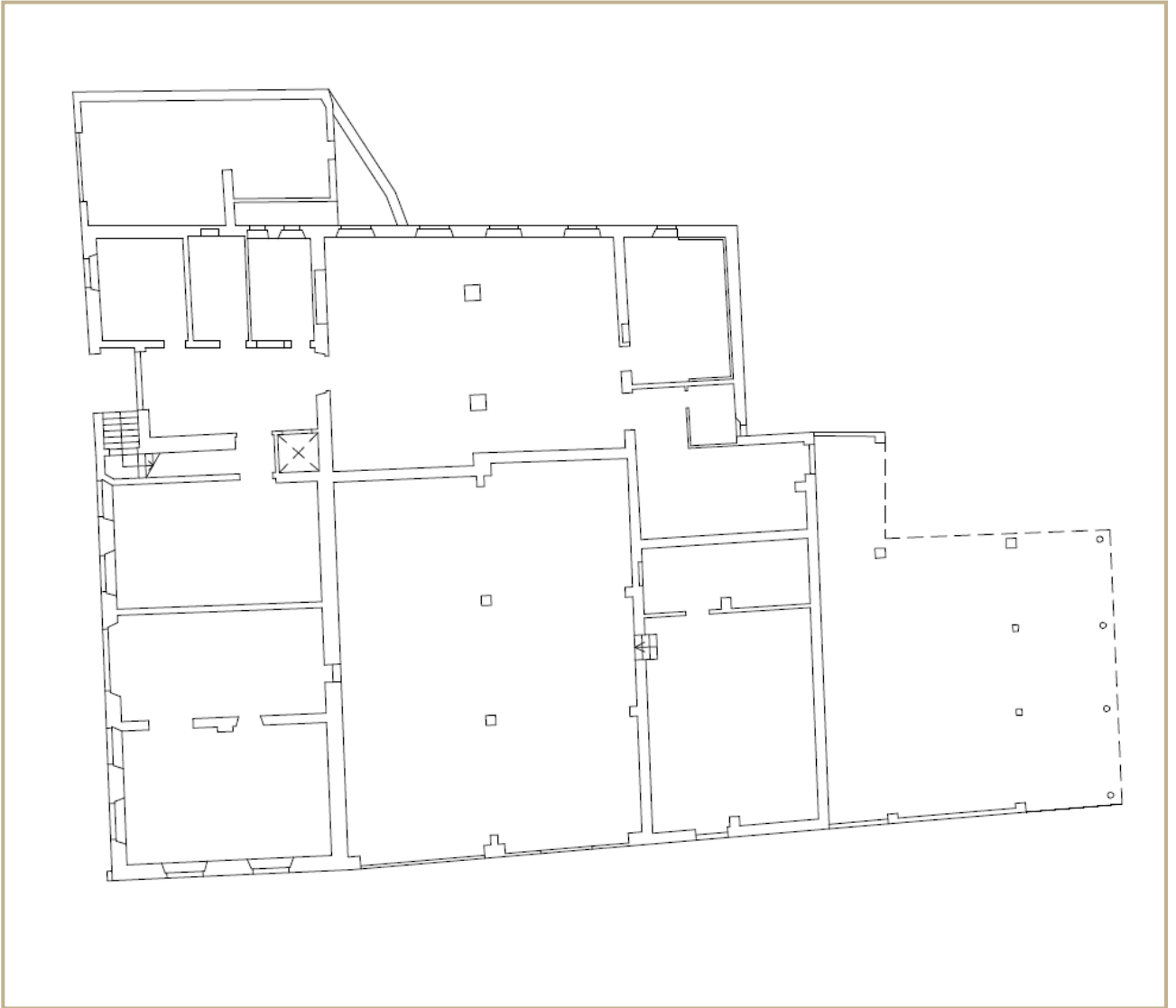


VILLA – ATTIC  
1,500 sqft



LUXURY  
COLLECTION

FLOOR PLAN

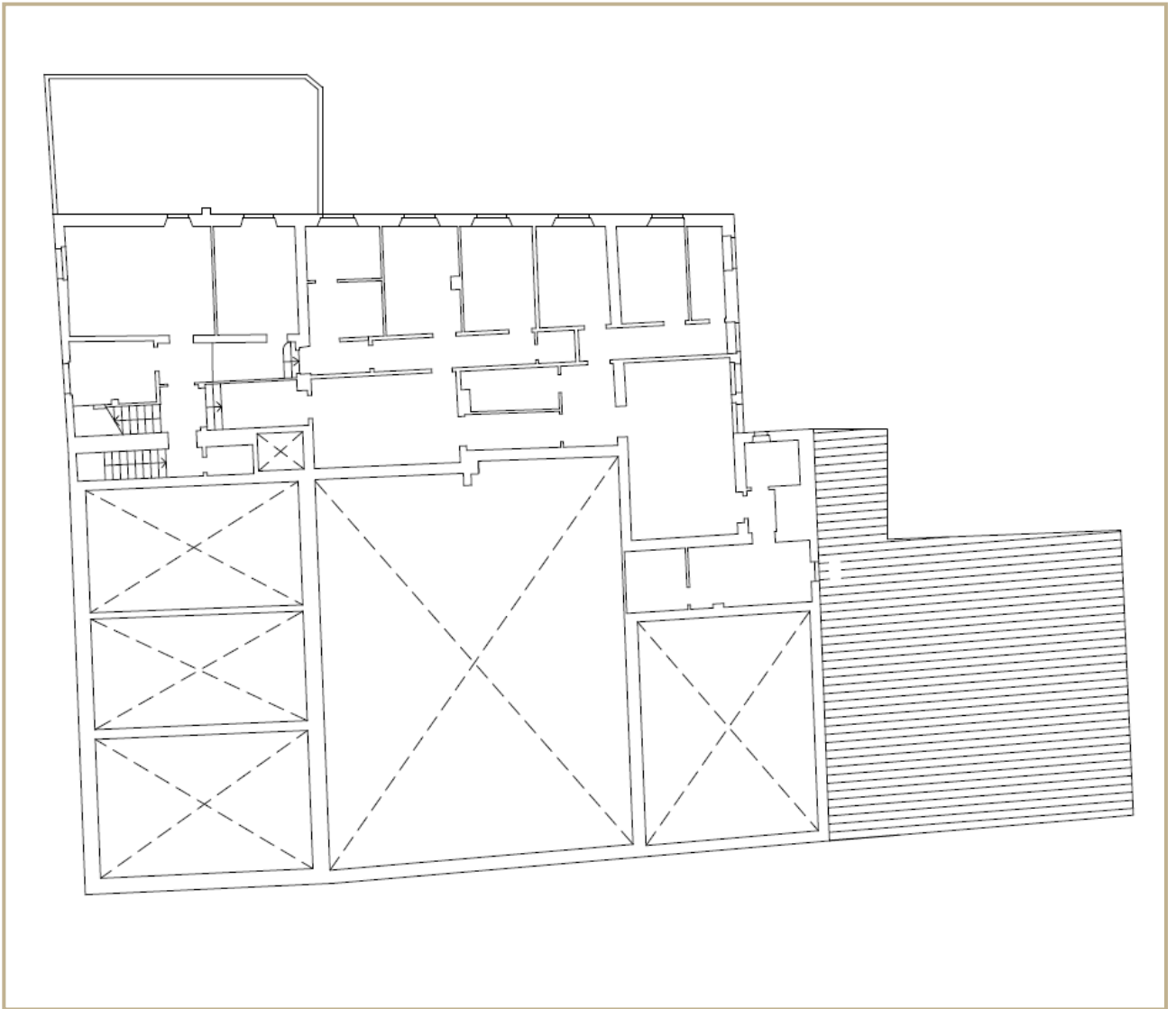


FARM – GROUND FLOOR  
8,400 sqft



LUXURY  
COLLECTION

FLOOR PLAN



FARM – FIRST FLOOR  
3,700 sqft



LUXURY  
COLLECTION

PLANIMETRIA



FARM - ATTIC  
7,750 sqft





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