



## Hospitality Complex with Pool - Castellina in Chianti



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 457,278.36

### Standort

Land:	Italien
Staat/Region/Provinz:	Toscana
Stadt:	Castellina in Chianti
Postleitzahl:	53011
Veröffentlicht:	02.07.2026

### Beschreibung:

A 1200 sq m/12917 sq ft property with a restaurant and a one-hectare private park, ideal as an investment, for sale in Castellina in Chianti.

This exclusive commercial property is located in the heart of the Chianti Classico region, a short distance from the village of Castellina in Chianti. Access to the property is via a short stretch of gravel road, ensuring maximum privacy and seamless integration into the rural Tuscan landscape. The main building, originally constructed in 1990 and renovated in 2002, is in good condition. With a total area of 1200 sq m/12917 sq ft, the complex is designed for a high-end hospitality business. The interior spaces are laid out to ensure excellent flow between service areas and guest-facing areas: the layout includes a large restaurant with spacious, well-lit dining rooms, a bar area ideal for guests to relax, fully equipped restrooms, and auxiliary rooms designed to optimize business operations. Outside, the property is surrounded by 1 hectare of private land. The centerpiece is the 10x20 swimming pool, seamlessly integrated into the well-maintained greenery of the spacious garden. The outdoor amenities are complemented by a convenient parking area with over 16 parking spaces, offering maximum convenience to the facility's guests.

Connected to the main municipal utilities, including the water supply and sewage systems, the property has an energy efficiency rating of C.

This stunning estate represents the perfect opportunity for those looking to invest in an established hospitality business with great potential, in one of the world's most iconic and visited areas.

PROPERTY Ref: CNT3619



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Location: Municipality: Castellina in Chianti, Province: Siena, Region: Tuscany  
Type: 1200 sq m/12917 sq ft hospitality complex with restaurant, bar area, changing rooms and swimming pool  
Year of construction: 1990  
Year of restoration: 2002  
Conditions: good  
Land: 1 hectare/2.47 acres of private land also suited for camper parking

Swimming pool: private 10x20 swimming pool with a sloping seabed, terracotta paving, corner Roman steps, steel ladders and sunbathing areas with parasols  
Parking: 16 parking spaces (potentially more)

#### Utilities:

Fixed telephone network: available  
Internet: ADSL  
Heating: none  
Water: mains city supply  
Electricity: available  
Water waste: mains city connection

Distance from services: 4km/2.48 miles  
Distance from main airports: Florence 59km/36.7 miles  
Gravel road: 1km/0.62 miles

#### Layout:

Annexes: swimming pool, restaurant, bar area, changing rooms, land  
Gebaut: 1990

### Allgemein

Fertige m<sup>2</sup>: 1200 m<sup>2</sup>

### Gebäudedetails

Parkplatz: Ja  
Außen-Ausstattung: Pool  
Anzahl Etagen: 1

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/SIFI-T1924/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1924/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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IMLIX ID:

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