



## La Vedetta con vigneti Chianti DOCG, Gambassi Terme, Firenze - Toscana



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,736,762.38

### Ubicación

País:	Italia
Estado/Región/Provincia:	Toscana
Ciudad:	Gambassi Terme
Código postal:	50050
Publicado:	21/08/2025

### Descripción:

Traditional farmstead featuring a private hunting reserve, buildings to be restored starring an ancient turret, for sale near Florence. In the Chianti countryside southwest of Florence, in an area surrounded by ancient villages, woods and soft rolling hills, a land of transit since the Etruscans and the pilgrims of the Via Francigena, also famous for the beneficial properties of its thermal waters. With a spectacular view of San Gimignano's medieval towers, stands an ancient fortification used as a defensive watchtower in the Middle Ages, today the heart of a traditional farm with Chianti DOCG appellation vineyards, olive groves, forest and a private hunting preserve. The tower is on four levels ending with a turret, over the centuries other buildings have developed around it to form a country borgo consisting of a main building with cellars on the ground floor and four apartments on the upper floors, a wood-burning oven and outbuildings for agricultural use. Very impressive are the stone walls of the tower with high wooden beam ceilings, the original terracotta floors, and the view from the windows that opens onto an enchanting landscape. The buildings preserve the charm and rustic-style of traditional Tuscan country homes with unique views, in need of both structural and renovation works indeed, boasting outstanding potential for development. The farmlands include vineyards and olive groves, currently leased to third parties, and a private hunting reserve, the perfect habitat for wild boar, deer and migratory birds. Property ideal both as a private family residence and to host travelers from all over the world for their vacations in the heart of Chianti.

PROPERTY Ref: FIR2769

Location: Gambassi Terme, Province: Firenze, Region: Tuscany



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Type: 52.7-hectare/130-acre farm including approx. 1.140 sq m/12270 sq ft country borgo consisting of a 700 sq m/7534 sq ft farmhouse featuring an ancient stone watch tower, cellars on the ground floor and 4 apartments on the upper floors, annexes, land with a private hunting reserve, olive grove and Chianti DOCG and IGT appellation vineyards

Annexes: two-story 90 sq m/968 sq ft former barn with external staircase; a 20 sq m/215 sq ft building with a wood-burning oven, storage room, and 1 toilet; a second former winery building of approx. 200 sq m/2152 sq ft and ceiling heights up to 7.1 mt /23 ft; a 45 sq m/484 sq ft detached deposit barn, a one-level agricultural outbuilding for storage use of approx. 90 sq m/968 sq ft and 4,4mt/14.4 ft - 4,1mt/13.4 ft of ceiling heights

Year of construction: 1200 the watch tower, 1800 and 1900 the other buildings

Year of restoration: 1971-74, 1992-1994, 1997-1999 and 2004

Conditions: to be restored and upgraded

Land/Garden: 52.7 hectares/130.2 acres, with hunting reserve, 16.68 ha/41.2 acres of vineyards consisting of 14.34 ha/35.43 acres of Chianti DOCG appellation and 2.34 ha/5.78 acres of IGT, 3.70 ha/9.1 acres of olive grove, and remaining are arable land and forest

Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG

Water: mains city supply

Electricity: available

The property is owned by a private individual

Energy Efficiency Rating: G

Distance from services: 3.5km/2.17 miles

Distance from main airports: Florence 50 km/31 miles, Pisa 65 km/40 miles

Gravel road: 800 mt/0.5 miles

Layout:

Ground Floor: porch/loggia, 1 cellar room at the base of the tower, 7 additional cellar rooms, storage rooms, staff changing room, office

First Floor:

- Apartment 1 with kitchen/living room, balcony, 4 bedrooms, 1 bathroom

- Apartment 2 with living room, kitchen, balcony, hallway, 6 bedrooms, storage room, 1 bathroom, staircase connecting with the solar slab on the second floor

Second Floor:

- Apartment 3 with entrance hall, kitchen/living room, hallway, 2 bedrooms, 1 bathroom, storage room, staircase connecting to third floor

- Apartment 4 with entrance hall and 1 bathroom, staircase to the Third Floor with kitchen/living room, staircase to the Fourth Floor, top of the tower, with 1 bedroom

Fabricado: 1200

## **Común**

Pies cuadrados terminados: 527000 m<sup>2</sup>



## Building details

Número de plantas: 4

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/SIFI-T1460/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1460/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 21345

