



## Town house with balcony – Vagliagli, Siena



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 174,332.91

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Tuscany
Város:	Castelnuovo Berardenga
Irányítószám:	53019
Feladta:	2026. 02. 27.
Leírás:	

In historic Chianti Classico village, first and last floor stone town house, wooden beams, and cellar for sale in Vagliagli, Siena. A cozy retreat, ideal as a primary residence or refined pied-à-terre, where the tranquillity of Chianti village life is balanced by the proximity of Siena and Florence and the enduring appeal of the Tuscan countryside. In the heart of the Chianti Classico region, within the enchanting stone borgo of Vagliagli just 20 minutes north of Siena, this rustic-style apartment occupies the first and top floor of a classic 18th-century Tuscan townhouse. Dating originally to the 1700s and comprehensively restored in 2011, including all electrical and plumbing systems, the apartment offers 64 sq m (689 sq ft) of thoughtfully arranged accommodation, complemented by a panoramic balcony and a private cellar room at ground level. Accessed via a traditional outdoor staircase, the first-floor interior opens into a welcoming living room with kitchenette, where exposed wooden beam ceilings and warm finishes reflect the rustic Chianti authenticity. French doors lead onto the balcony, an intimate outdoor vantage point overlooking the rooftops of the borgo and the rolling countryside beyond. The floor also comprises a double bedroom and a single bedroom, served by a bathroom with corner shower and window, allowing for natural light and ventilation. The house is presented in good condition and benefits from a A3 Energy Efficiency Rating, further enhanced by a modern pellet stove. On the ground floor, a single cellar room provides useful storage or potential for wine keeping, a fitting complement in this renowned wine-producing region. In addition, the sale includes 1.58 acres (0.64 hectares) of woodland, offering a private slice of Tuscan landscape just beyond the village boundaries.

PROPERTY Ref: CNT3557

Location: Vagliagli, Municipality: Castelnuovo Berardenga, Province: Siena, Region: Tuscany



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Energy Efficiency Rating: A3

Type: 64 sq m/689 sq ft first and last floor apartment with a panoramic balcony, and a separate cellar/deposit room on the ground floor

Year of construction: 1700

Year of restoration: 2011 (fully renovated, including electrical and plumbing systems)

Conditions: good

Land/Garden: 0.64 hectares/1.58 acres

Terrace/Balcony: 3 sq m/32 sq ft balcony

Utilities:

Fixed telephone network: available

Internet: available broadband

Heating: LPG + wood pellet stove

Water: mains city supply

Electricity: available

Water waste: mains city connection

Partly furnished: kitchenette, bed

Distance from services: on foot

Distance from main airports: Florence 81 km/50 miles, Pisa 122 km/76 miles

Layout:

Ground Floor: single access cellar room

First Floor: living room with kitchenette and a balcony, 1 double bedroom, 1 single bedroom, 1 bathroom with corner shower and window

Built: 1700

## Gyakori

Kész négyzetméter: 64 nm

Telekméret: 6400 nm

Floor Number: 1

## Building details

Emeletek száma: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/SIFI-T1818/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1818/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



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