



## Hospitality Complex with Pool - Castellina in Chianti



### 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 457,278.36

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Tuscany
Város:	Castellina in Chianti
Irányítószám:	53011
Feladta:	2026. 07. 02.

### Leírás:

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

Location: Municipality: Castellina in Chianti, Province: Siena, Region: Tuscany



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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

Built: 1990

## Gyakori

Kész négyzetméter: 1200 nm

## Building details

Parking: Yes

Outdoor Amenities: Pool

Emeletek száma: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [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)

## Contact information

IMLIX ID: 44513



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