



BORGO LA ROCCA COUNTRY ESTATE WITH POOL AND VINEYARDS - CASTELLINA IN CHIANTI



Informazioni sull'Agente

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 3,300,000

Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Tuscany
Città:	Castellina in Chianti
Cap:	53011
Pubblicato:	27/03/2026

Descrizione:

Ancient stone borgo renovated with 25 bedrooms, private church, swimming pool, vineyard, and olive grove for sale in Castellina in Chianti. Perched upon the gentle hills of Chianti, Borgo La Rocca presents a rare opportunity to acquire a historic hamlet of exceptional character and provenance. Comprising three immaculately restored buildings and a consecrated chapel—still in use today for weddings, baptisms, and Christian celebrations—the estate embodies the very essence of Tuscan heritage. Encompassing approximately 1,150 sq m of internal accommodation and set within 23 hectares of organically cultivated vineyards, olive groves, and woodland, the property enjoys sweeping views extending to the Rocca of Castellina in Chianti. The manor residence, constructed in local stone in the early 1800s, is arranged across four storeys above a traditional vaulted cellar. Interiors have been restored with both authenticity and comfort in mind, offering a series of elegant salons and drawing rooms for entertaining, formal dining halls with a professional-grade kitchen, a panoramic terrace, and 16 en suite bedrooms. An independent apartment, with two additional bedrooms, provides further flexibility. All bedrooms are equipped with private bathrooms and air conditioning. Beyond the interiors, the estate is graced with beautifully landscaped gardens that frame the property in seasonal colour and fragrance. At their heart lies a panoramic swimming pool, thoughtfully positioned to capture the uninterrupted vistas across the rolling vineyards and olive groves towards the Rocca of Castellina in Chianti—an exceptional setting for moments of leisure and conviviality. The grounds include 2.8 hectares of Chianti Classico and Toscana IGT vineyard, together with a productive olive grove and woodland. The estate lies in a most enviable position—just 20 minutes from Siena and little more than half an hour from Florence—making it ideally



situated to enjoy one of Tuscany's most celebrated landscapes. Currently positioned within the high-end agriturismo market, Borgo La Rocca represents a property of prestige and versatility: equally suited as a private family residence, an exclusive hospitality destination, or a distinguished corporate retreat.

PROPERTY REF: CNT2651

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

Type: 23 ha/56,8 acres farmstead with vineyards, olive grove and an ancient 1150 sq m/12378 sq ft country hamlet featuring a private chapel, a 900 sqm/9687 sq ft four-story manor house with restaurant, 16 ensuite bedrooms and a 2-bedroom apartment, an annex restored with a 3-bedroom apartment and deposit rooms, swimming pool and landscaped park

Annexes: 80 sq m/861 sq ft private church; a two-story separate annex of 170 sq m/1829 sq ft renovated into a first-floor 3-bedroom apartment and warehouses on the ground floor

Year of construction: 1800

Year of restoration: 2009

Conditions: excellent

Land: 23 ha/56,8 acres of agricultural land, including 2.8 ha/6.9 acres of 10-year-old vineyard, some 3.5 ha/8.6 acres of olive grove with some 800 trees, certified organic cultivation and forest

Swimming pool: 14x7m with terracotta paved sundeck

Utilities:

Fixed telephone network: available

Internet: available

Heating: methane + electric heating pump

Water: mains city supply

Electricity: available

Gated community

Air conditioning

Distance from services: 1,5 km

Distance from main airports: Florence 50 km, Pisa 100 km

Layout:

Manor Building

Ground Floor: lounges overlooking the loggia, basement cellar dug into the rock, kitchen, independent apartment with living room, 2 bedrooms and 1 bathroom

First and Second floors: 16 bedrooms with ensuite bathrooms

Guest cottage

Ground Floor: deposit and storage rooms

First Floor: living room, kitchen, 3 double bedrooms and 3 bathrooms

Costruito: 1800

Comune

Finito piedi quadrati: 1070 mq



Dimensione del lotto: 230000 mq

Building details

Outdoor Amenities: Pool
Numero di piani: 4

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/SIFI-T1843/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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