



## listing



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 2,191,938.45 |

### Locatie

|                             |                     |
|-----------------------------|---------------------|
| Aanbevolen Auto Onderdelen: | Italy               |
| Staat/Regio/Pronvincie:     | Tuscany             |
| Plaats:                     | Castagneto Carducci |
| Geplaatst:                  | 28-03-2026          |

### Omschrijving:

Country estate in Tuscany with vineyards, two houses and sea views, near Castagneto and Bolgheri. Ideal as a permanent home or for a holiday rental business.

In the heart of the Tuscan countryside, just a few minutes from the village of Castagneto Carducci and the renowned vineyards of Bolgheri, we are offering for sale a stunning property surrounded by nature, ideal both as a private residence and for hospitality or agricultural use.

The estate covers over 43,000 square metres of land, comprising vineyards in production, woodland and pasture, with unrivalled views of the hills and the sea.

The estate comprises two detached houses, both in good condition and surrounded by greenery, making them ideal either as private residences or for use as accommodation or for agricultural purposes.

The first property is a villa in typical Tuscan style, measuring approximately 190 square metres and spread over two floors. On the ground floor, the entrance opens onto a cosy living room and a bright kitchen overlooking the garden. A second living area, with a separate entrance and a traditional fireplace, offers additional living space, along with a convenient guest bathroom. The upper floor comprises the sleeping area, featuring a large double bedroom with an en-suite bathroom, a smaller bedroom and a second bathroom with a window. The finishes reflect the local rustic charm, with exposed beams, stone walls and parquet flooring.

The second house, built in the 1970s, measures approximately 127 square metres and is laid out over a



single raised level. The entrance leads into a spacious living room and a dining room with a fireplace, which is connected to a practical kitchenette. The sleeping area comprises three spacious double bedrooms, all with panoramic views of the countryside and the sea, as well as a bathroom with a window and a shower. A long corridor connects the rooms and leads to a balcony with unobstructed views.

Both properties are equipped with a solar panel system and LPG heating.

The property also includes two farm outbuildings, totalling around 50 square metres, which are ideal for storage or for conversion to suit your needs.

The location is ideal: the medieval village of Castagneto Carducci, with its charming old town, wine bars and traditional restaurants, is just a few minutes' drive away. Bolgheri, famous worldwide for its excellent wines such as Sassicaia, is also nearby. The beaches of Marina di Castagneto are easily accessible by car, as are all the main amenities.

This estate offers a rare opportunity for those wishing to live or invest in an authentic corner of Tuscany, where the landscape, history and quality of life come together in perfect harmony.

Price: 1.900.000,00 Euro

## **Algemeen**

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 5                  |
| Badkamers:                  | 3                  |
| Afgewerkte vierkante meter: | 310 m <sup>2</sup> |
| Floor Number:               | 2                  |

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/LSEA-T322/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LSEA-T322/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: c058

