



Estate with spa, pool and vineyards, Chianciano Terme, Siena - Tuscany



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 4,590,046.9

Location

Country: Italy
State/Region/Province: Tuscany
City: Chianciano Terme
ZIP code: 53042
Posted: Sep 07, 2026

Description:

Located between the Val d'Orcia and the Val di Chiana, this exclusive farm-style resort features a wellness center, a wine cellar, stables, and 23 hectares of vineyards and olive groves. Nestled in the famous Tuscan landscape between the Val d'Orcia and the Val di Chiana lies this magnificent historic estate dating from the late 19th century, an oasis of absolute privacy. Masterfully restored, the elegant, light-colored façade—adorned with a spectacular stone entrance staircase—highlights the noble architecture of the manor house, in perfect harmony with the surrounding nature. The prestigious property spans an impressive 3,434 square meters / 36,966 square feet of living space, featuring 17 bedrooms and 20 bathrooms. The interior spaces, featuring fine Tuscan terracotta floors and wooden window frames, house an exceptional hospitality facility, comprising bright apartments and charming suites that exude a warm, authentic atmosphere bathed in natural light. The residence's exclusivity is further enhanced by a refined wellness center spanning over 700 square meters—a true sanctuary of relaxation dedicated to luxury hospitality—and a modern, fully equipped winery of nearly 1,000 square meters dedicated to the production of exceptional wines. Further enhancing the estate are the historic former stables, tastefully restored and equipped with fifteen stalls and four horse boxes. Outside, a well-manicured private garden surrounds the splendid panoramic swimming pool (8x12), the ideal setting for moments of pure relaxation. The estate proudly overlooks 23 hectares of land, the beating heart of the farm: 10 hectares of lush, productive vineyards (with prestigious designations including Chianti Colli Senesi DOCG, Colli Etruria Centrale DOC, and IGT), a prized 1.5-hectare olive grove, 9 hectares of arable land, and a bountiful organic vegetable garden available to guests. This extraordinary estate



represents a rare real estate investment opportunity, perfect for transforming into an exclusive boutique resort, a charming relais, or a prestigious, income-generating farm in one of the most sought-after food, wine, and scenic destinations on the international scene.

PROPERTY Ref: CHT2807

Type: agritourism property with a main villa, 10 apartments and 5 guest rooms + wellness center + winery with wine-making facilities + former stables partially converted into 4 stalls and 15 horse pens, plus an outdoor pool, for a total of 2,692.59 square meters + 23 hectares of land

Annexes: 707.92 square meters wellness center, 990.50 square meters wine production facilities

Condition: good

Land/Garden: 23 hectares of land divided as follows: 10 hectares of vineyards, of which approximately 7 hectares are Chianti Colli Senesi and the remainder is Colli Etruria Centrale DOC wine and white and red IGT wines + 1.5 hectares used as an olive grove + 9 hectares of arable land + approximately 1 hectare of vegetable garden made available to the agritourism's guests

Utilities:

Fixed telephone network: available

Internet: available

Heating: wood chips + LPG

Water: mains city supply + artesian well

Electricity: available + solar panels/photovoltaic system

Water waste: mains city network

Air conditioning in all rooms of the farmhouse

The property is owned by a company

Cellar and wine production rooms of 990 sq m/10656 sq ft:

Semi-basement cellar of 310 sq m/3336 sq ft with a room used for fermentation of grapes and wine storage

Fermentation is carried out in 18 stainless steel vats, 7 of which are temperature-controlled and have a capacity of hl 900

Aging room with 10 hl French oak barrels and tonneaux and barriques with a total capacity of about hl 200

Pumps, de-stemmer, pneumatic press, trolleys for grape harvesting, storage cellar with vitrified cement vats for about 300 hl capacity, vinsantaia with casks

Bottling room—shipping with trans pallet forklift, carton filter, and automatic bottling plant for about 1000 bottles per hour, body, back, and collar labels

The vineyard has a capacity of about 800 quintals of grapes, equal to over 500 hl of wine, for about 75,000 bottles of 0.750 liters

There is a semiautomatic line for bottling Bordeaux bottles with a capacity of about 800 bottles/hour, a carton filter, and a cartridge filter

Thanks to a ministerial exemption, the winery can vinify and bottle grapes suitable for becoming Rosso di Montepulciano, while this exemption has not yet been issued for Nobile

Tartufaia: for the production and research of White Truffle. The reserve is regularly authorized by the Region and is also used for dog search demonstrations

Location: Chianciano Terme, Province: Siena, Region: Tuscany

Distance from services: 2km



Distance from main airports: Perugia 75km, Florence 120km, Rome 210km

Layout:

Master villa, 307 sq m/3304 sq ft:

Ground Floor:

Fully equipped kitchen with ovens, dishwashers, etc.

Restaurant hall for 95 people (there is also a license for outside guests)

Tasting room and for cooking and enology courses

Reception hall

Farmhouse apartments of 519 sq m/5586 sq ft: 10 apartments and 5 rooms for rental

First Floor:

A two-room apartment with a bedroom and a bathroom with shower and bathtub, living room with kitchen, separate entrance

Apartment with a bedroom, bathroom with shower, living room with kitchen and independent entrance

Apartment with 2 bedrooms, bathroom with shower, living room with kitchen and independent entrance

3 double bedrooms and bathroom with shower

Second Floor:

2 apartments, each with a bedroom, bathroom with shower, living room with kitchen

Cottage with separate entrance:

Apartment with 2 bedrooms and 2 bathrooms with shower, living room with fireplace and kitchen cabinet, sq m 80/861 sq ft

Apartment with a bedroom, 2 bathrooms with shower, living room with kitchen, sq m 55/592 sq ft

Apartment with a bedroom, bathroom with shower, living room with kitchen, sq m 55/592 sq ft

Apartment with a bedroom, bathroom with shower, living room with kitchen, sq m 44/473 sq ft

Double bedroom, bathroom with shower, sq m 18/193 sq ft

Three-room apartment

Room with bathroom - the last three sq m 87/936 sq ft total with independent small garden

Wellness center of 708 sq m/7620 sq ft

Cellar and wine production rooms of 990 sq m/10656 sq ft:

Semi-basement cellar of 310 sq m/3336 sq ft with a room used for fermentation of grapes and wine storage

Tartufaia: for the production and research of White Truffle. The reserve is regularly authorized by the Region and is also used for dog search demonstrations

Built: 1890

Building details

Outdoor Amenities: Pool

Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/SIFI-T1972/?utm_campaign=multicast&utm_medium=web&utm_source=IML



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