



**CHIANTI
& MORE**

CASTELLINA IN CHIANTI (Province of Siena) **REF. 164**

In the middle of Tuscany, in the heart of Chianti Classico, at the end of a long dirt road is located this picturesque hamlet. The estate is situated on a hill with a wonderful panoramic view of the Pesa Valley, surrounded by oak woods and olive groves.

The nearest town Castellina in Chianti, about 7 km away, is famous for Etruscan excavations, lively village festivals, its cafes and restaurants, fine wines, handmade shoes, impressive leather and wood goods. The property is 45 km south of Florence and 25 km north of Siena. The cities are easily accessible via the Superstrada. The nearest airports are Florence, Bologna and Pisa.

For a long time the hamlet was an independent village, settled around the Capella San Michele (first mentioned in 1301). At the end of the 19th century, up to 60 people lived there until it was abandoned because the road to the next village was very difficult. For an ever growing family, it was a good idea to convert the old stables into comfortable retreats, thus creating now generous space for vacations, weddings and birthday celebrations with family and friends. Today the property offers accommodation for 17 people and consists of five detached buildings. On the premises there are also the small chapel, as well as the house of the manager. A carport is available.

The property (approx. 20.000 sqm) is fenced. The 4 different detached buildings are located at different heights, embedded in the natural terrain structure. With its spacious rooms and areas, the facility is ideal for offsite meetings, film shoots and other events, as well as for vacations with the whole family or friends. With the small church, the place is also ideal for smaller weddings.

Closest village
Distances

Castellina in Chianti (7 km, 14 min drive), Province of Siena
Florence 1 h, Siena 33 km, Airport Florence 1 h 20 min, restaurant in the town of Castellina, Greve in Chianti 20 km

Max number of **17 persons**

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guests		
Terrace	and	Several independent, furnished terraces, spacious garden
Garden		
Swimming Pool		Yes in a most panoramic location, natural stone
Views		On woodland, vineyards and the Chianti hills
Location		Very panoramic
Pets		Upon request, Euro 10.- per dog / per day
Parking lot		Yes, spacious
Kitchen equipment		Each kitchen offers oven, refrigerator, dishwasher, coffee machine
Washing machine		Yes
TV		no
Internet		Wifi
Safe		no
Weekly rates		<p>6 January – 30 April 2025 Euro 6000.-</p> <p>1 May – 27 June 2025 Euro 6500.-</p> <p>28 June – 5 September 2025 Euro 7600.-</p> <p>6 September – 3 October 2025 Euro 6500.-</p> <p>4 October – 19 December 2025 Euro 6000.-</p> <p>20 December 2025 – 3 January 2026 Euro 6500.-</p>
Inclusive		electricity, water, weekly change of linen and towels, fire wood, wifi Internet, use of swimming pool
Exclusive, payable on the spot		additional cleaning service upon request, tourist tax, final cleaning Euro 500.-, heating, in case of parties, weddings, events, a event-fee of Euro 1500.- is due, Final cleaning Euro 500.-
Breakage deposit		Euro 1000.-
Apt. I Villa		<p>The original home of the hamlet. The special feature of it is the large and sheltered terrace with impressive views and the very spacious living room with the large old fireplace.</p> <p>ground level</p> <p>living room with large fireplace</p> <p>open dining area with access to terrace</p> <p>fully equipped kitchen with access to terrace</p> <p>bedroom with two single beds, collapsible with direct connection to the garden</p> <p>1 bedroom with two single beds, which can be joined</p> <p>1 bathroom with WC/bathtub</p> <p>1 bathroom with WC/shower</p> <p>Second part: different levels connected by steps. At the entrance is also the large stone wood-burning oven, which is ideal for baking pizza and bread</p> <p>Distributed on three levels:</p> <p>Large living and dining room with fireplace and direct garden access</p> <p>Small open living room with balcony and garden access</p> <p>Fully equipped kitchen.</p> <p>1 bedroom with two single beds, which can be joined terrace access</p> <p>1 Single bedroom</p> <p>1 Bedroom with two single beds, which can be joined</p> <p>1 Bathroom with shower/WC</p>
Apt II Stalla		<p>The building served as a stable and grain storage. In the nineties it was rebuilt as a guest house for max 6 people on two levels.</p> <p>First floor: open living room with fireplace</p> <p>open fully equipped kitchen</p> <p>open dining room</p> <p>covered outdoor area</p> <p>front yard</p> <p>Second floor:</p> <p>1 double bedroom with garden access</p>

2 bedrooms with two single beds each, connectable,-one of them with access to the garden
1 bathroom with 2 washbasins, shower, WC and bidet, renewed in 2023

Apt III Capanna

This guest house was an old barn, which has been expanded to two floors, with 2022 remodelled bathroom and kitchen. It is perfect for couples.

With the western exposure of the upper terrace you can enjoy the most beautiful sunsets.

Top floor: large double bedroom with panoramic views of the Chianti area, a walk-in cabinet and an ensuite bathroom with tub.

First floor:

2 single beds, which can be joined
open living-, sleeping-, dining room
forecourt

Second floor

bathroom with WC/shower
fully equipped kitchen
with direct access to the garden

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The caretaker living on the property will be happy to help you.
Prices for less than one week upon request