



# **Rustic/Farmhouse/Court for sale in Castelnuovo Berardenga**

## **€ 2.500.000**

### **Ref. CBI115-1260-46**



**730 sq.m. | Bathrooms: 8 | Bedrooms: 7 | Rooms: 12**

This exclusive property is located in the municipality of Castelnuovo Berardenga; it is made up of the the main farmhouse (Podere Santa Margherita), and other outbuildings intended for accommodation and equestrian center with stables; all surrounded by 16 hectares of lands.

Podere Santa Margherita consists of an ancient building with a rectangular plan set on two levels.

The house was renovated during the early 2000s. The ground floor, renovated in 2003, is used as a farmhouse; it is connected to the upper floor by an internal staircase.

The first floor, renovated in 2000, is the owners' residence. Both housing units are characterized by large living rooms with fireplaces and large bedrooms with their own toilets.

The attics are made of traditional materials (wood and bricks), the terracotta floors and the certified systems have been renovated in those years as well.

The surface is about 540 square meters.

In front of the farm, separated from it by a beautiful original brick made courtyard, we find another annex of about 140 square meters consisting of a club house, a laundry room, a bathroom and, outdoors, a brick oven.

At the end side of the annex there is a hut set on two levels with a kitchenette, living room fireplace, a veranda on the ground floor; bedroom and bathroom on the first floor, which has been recently renovated with traditional materials, such as wood beams and terracotta floor.



Next to the houses we have the covered riding arena of about 300 square meters with a height of 6.5 m on whose roof there are solar panels; the stables made up of 16 stalls that cover an area of 320 square meters; and some ancillary sheds used for agricultural and horse-riding activities.

The property is on the side of a valley which opens out into the Chianti woods; the 16 hectares of land are made up mostly of arable land, pasture and wood of about one hectare.

All the lands are equipped with an irrigation system; the pastures have wooden fences and have been equipped with paddocks. There is a beautiful swimming pool, and a specific area for growing vegetables.

Photovoltaic system.

Air conditioning.

The company is accredited for cultivation of organic agriculture.

Siena 30km - Arezzo 40km - Roma 200km - Firenze 70km

Springs water 14km

Polo field 5km

Spa 5km

## Certification

**Energy Class:** F

**EPgInr:** 194.26 kwh/□

## Features

Property ID: CBI115-1260-46

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: via del ciglio, 2

Zip Code: 53019

Municipality: Castelnuovo Berardenga

Total sqm: 730 sq.m.

Bedrooms: 7

Bathrooms: 8

Rooms: 12

Internal condition: Good

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1700

Current Status: Available after the deed of sale

Garden: Private

Kitchen: Regular Kitchen

Garage: for two cars











































