



Farm for sale in Castagneto Carducci Bolgheri

€ 20.000.000

Ref. CBI129-2210-130196



300 sq.m. | Bathrooms: 7 | Rooms: 7

Farm located on the famous Via Bolgherese in an area of great prestige for wine cultivation in Tuscany.

The tourist structure, composed of a typical renovated Tuscan farmhouse, divided into seven apartments of various sizes, each equipped with independent hot and cold air heating.

The panoramic view of the large surrounding park and the swimming pool surrounded by greenery and relaxation spaces offer a truly sensorial and evocative atmosphere, among the scents of flowers and olive groves.

Externally we also find an equipped restaurant and a dining room, an opportunity for guests to taste the local cuisine, perhaps accompanied by a glass of the wonderful local wine.

The presence of shelters for private parking spaces is certainly a plus for visitors arriving by car.

The tourist facility is surrounded by approximately five hectares of vineyards and olive groves, with the possibility of expansion to build an agrilamping site.

Furthermore, the presence of additional land in the Bolgheri DOC and IGT area near the famous wineries adds further value to the business, bringing the total surface area of the land to 20 hectares.

On the farm there is also a newly built villa, in Tuscan style of approximately 500 m2, thus adding a touch of luxury and comfort.

The presence of a large courtyard around the villa offers the possibility of considering the construction of a swimming pool.

Close to the villa there is a large cellar fully equipped for winemaking and tasting room, offering a complete experience for wine lovers.



The agricultural company represents an opportunity and an exceptional asset for those who want to settle in the heart of the major wine production in Italy.

Certification

Energy Class: G

EPglnr: 175.18 kwh/□

Features

Property ID: CBI129-2210-130196

Contract: Sale

Categoria: Farm

Address: Via Bolgherese, 300

Zip Code: 57022

Municipality: Castagneto Carducci

Zona: Bolgheri

Total sqm: 300 sq.m.

Bathrooms: 7

Rooms: 7

Internal condition: Restored

Independent heating: Heating











