Casali Liguri Toscani di Livio Cosso Cosso
Lungomare Nazario Sauro 12/28 c/o Marina di Loano - 17025 Loano (SV)
3460904054

for sale in Castelnuovo Berardenga

€ 597.000

Ref. 1600



154 sq.m. | : 2 | : 4 | : 7

Siena - Ref. 1600

Just 15 km from the city centre of Siena, in the heart of the Chianti Senese, we offer the exclusive sale of a unique farmhouse, a former granary dating back to 1893, clad in typical local stone, located between Vagliagli and Pievasciata.

Renovated in 1986, but major modernization work was completed in 2023. The following renovations were carried out: new roof insulation, new heavy-duty PVC windows with triple glazing, and new shutters; a 6 kW photovoltaic system with storage batteries; a heat pump for heating with new low-temperature radiant wall panels; two Daikin units (one per floor) with ducting to multiple rooms for additional climate control; and a solar thermal system for domestic hot water, with storage.
A special technical room was built to house the technological systems.

With all the above interventions the current energy class corresponds to B – EPgl 75.69

This property is ideal for anyone seeking a peaceful countryside setting (the road ends at the farmhouse) with views of the vineyards and olive groves of the towns of Castelnuovo Berardenga, Radda, and Gaiole in Chianti.

The land (unfenced) surrounding the farmhouse measures 2,700 sq m, with some olive trees, and the net usable area of the house is 128 sq m.

Two cars find shelter under a new awning; driving along the driveway, the view begins to sweep across the surrounding hills.

Outside, a 15-square-meter porch welcomes us; upon entering, what strikes the visitor is the difference in height between the living room and the dining/kitchen area, as well as the fireplace enclosed by a high-performance cassette.

A few steps lead up to the kitchen-dining area; a cherry wood and glass sliding door separates the spacious living area from the first sleeping area, with two bedrooms and a bathroom.

A spiral staircase leads to the lower level, which includes the master bedroom and guest bedroom with walk-in closets. This peaceful green oasis is reached via typical local dirt roads, the shortest stretch being 800 meters of provincial road (we are on the route of the famous "L'Eroica" cycling event) and about 1 km of private internal road belonging to the nearby farm. If arriving from Vagliagli, the first dirt road is about 3 km long. Sports cars are not recommended.

Being in the Chianti region, the water supply has been from the farm's well since 1986. However, during the inspection, a study commissioned by the current owners will be provided to precisely define the area for the possible construction of a personal well.

The proposal is presented with 45 images and a virtual tour.

www.casaliliguritoscani.it (office on the promenade in Loano) 346 0904054

Certification

: B	**EPglnr**: 75.69 kwh/□

Features

Codice: 1600	Motivazione: Sale
Indirizzo: VIa Selvole, 36	Comune: Castelnuovo Berardenga
Totale_mq: 154 sq.m.	camere: 4
bagni: 2	Locali: 7

















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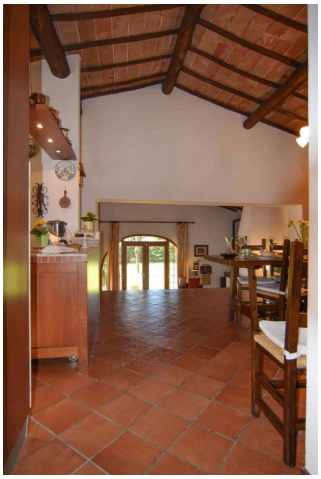














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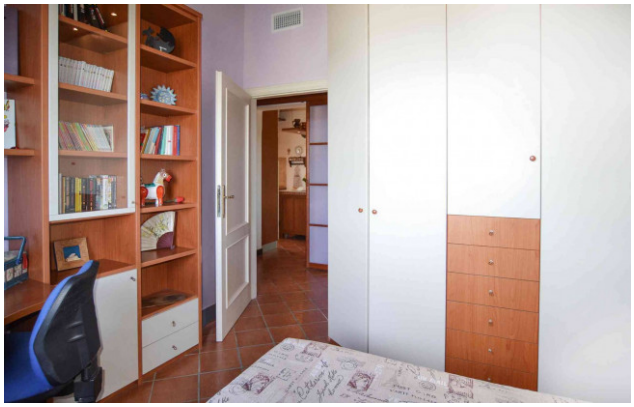




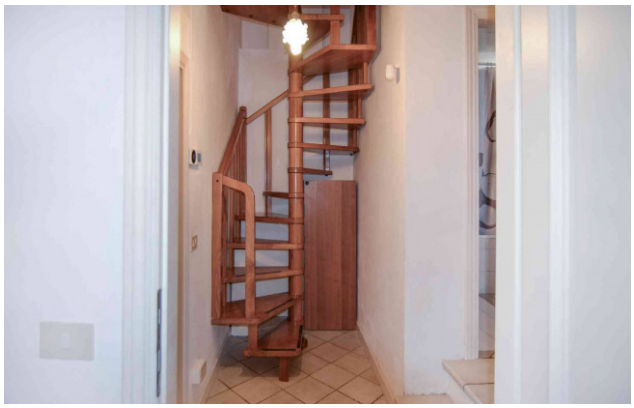




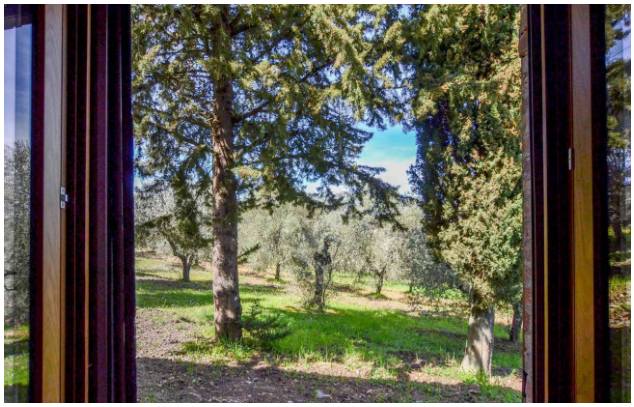




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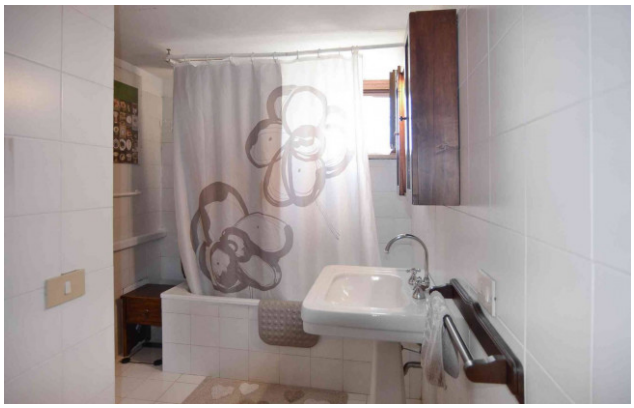






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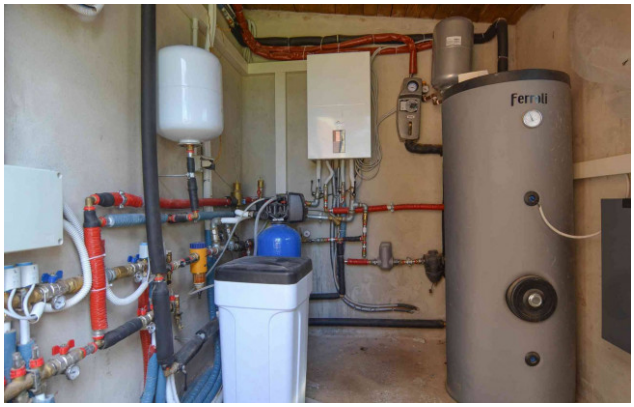












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