TUSCANY
LUXURY REAL ESTATE

RIF. P000070 - CHIANTI.REMARKABLE HAMLET WITH POOL - AREA: Chianti



CASTELLINA IN CHIANTI. In the heart of Chianti, nestled within a unique landscape, stands this remarkable hamlet dating back to the 12th century. Once belonging to the noble Mancini family, it was also part of the “Tenuta di Panzano.”Set in a privileged location, the hamlet is just 7 km from the picturesque village of Castellina in Chianti, accessible via a 3 km unpaved path surrounded by the spectacular Tuscan scenery.The property has a total surface area of approximately 1,100 sq.m, comprising five traditional residential units, nine additional units used as cellars or storage, and a consecrated chapel. The estate spans 80 hectares of land—mainly woodland—offering complete privacy and tranquility.
VILLA COMPLEX This charming property comprises a main villa that has been converted into three separate apartments—two of which are connected, and one detached.
- Main Residence (approximately 200 sq.m): located on the ground floor, the main residence features a charming loggia entrance, a spacious and elegant living room with an original fireplace, a kitchen, and a dining room that opens onto a stunning 50 sq.m terrace. The terrace offers breathtaking views of the picturesque rolling hills facing the village of Panzano in Chianti. The apartment also includes two large bedrooms, two bathrooms, and a storage room.
- Adjacent Apartment (approximately 120 sq.m): also on the ground floor, this apartment features a delightful loggia with an ancient oven leading to the entrance. The layout includes a living room, kitchenette, dining room, three bedrooms, one bathroom, and a balcony.
- Detached Apartment (approximately 60 sq.m): this cozy and intimate unit offers a bright open-plan space/studio with a kitchenette and a bathroom.
FORMER BARN (110sq.m)This charming building has been transformed into a highly appealing residence while preserving its rustic character. The spacious aia (traditional farmyard of 120sq.m) and generous loggia (20sq.m) lead to the entrance, which opens into a large living room connected to the dining area and kitchen. An internal staircase lead to the first floor, which includes two bedrooms, a laundry room, and a bathroom.
CARETAKER’S HOUSE This detached house with a surface area of approximately 110 sq.m, is entirely on the ground floor and the layout includes a living room, kitchen, two bedrooms, an

additional room, a storage room, and a bathroom. Additional features: warehouses and a garage.
CONSECRATED CHAPEL (80 sq.m) A consacrated chapel dedicated to St.Michael is part of the hamlet, with historical records dating back to the Papal tithes of 1276 and 1302. This rare and fascinating feature adds further prestige and historical depth to the property.
The hamlet is nestled in an unspoiled natural setting, surrounded by 80 hectares of land that include woodlands, trails, and open spaces—ideal for outdoor activities and moments of conviviality. A beautiful panoramic swimming pool blends harmoniously into the landscape, offering a peaceful oasis with breathtaking views of the surrounding countryside.
This property represents a unique opportunity for those seeking to live in—or invest in—a place steeped in history, immersed in nature and tranquility, yet easily accessible from the main towns and cities of Chianti and Tuscany.

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Area: Chianti
Sq. m.: 1.100
Rooms: 10
Floors: 3
Price: € 4.500.000

District: Castellina in Chianti
Land: 80
Bathrooms: 6
Pool: Si

Print brochure

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