



Village of Radda, on top of the hill; B farmhouse and pool lower right, A owner's house middle, dirt lane leading to C gift shop

Property

La Penisola is a 10 hectar (25 acre) property 1,5 km from the village of Radda in Chianti, and midway between Florence and Siena.

The farm is nestled into the side of a hill at the end of its own private, 400 meter, gated, gravel road that twists and turns its way through the woods until arriving at the farm buildings, perched over the valley. The farm buildings are centrally located on the property

The land is steep, overlooking the Volpaia valley, and faces north-west, which guarantees cooler temperatures in the summer, and glorious sunsets all year round





Looking north, May: pool – B farmhouse (bedroom and kitchen windows) – A owner's house

The town of Radda in Chianti

In the early 70's, Radda was a poor, and relatively unknown area of small farm holdings worked by sharecroppers

Over the last 50 years, it has flourished economically and is now a famous tourist venue and wine producing region

The local population is about 1500, which soars in the summer during the tourist season to over 5000

The majority of property owners are now foreigners, which makes the town culturally interesting and diverse, and during the summer months, concerts, musical and sporting events, plays and open-air fairs are frequent and well attended



Infrastructure

Roads are in good condition, and the town is served by infrequent public buses to both Florence and Siena

The closest train stations are Siena and Montevarchi (25 km)

Healthcare is efficient, and comprehensive. The village is the hub for three local townships and provides 24 hour emergency and ambulance service.

The closest hospitals are Siena, Poggibonsi and Montevarchi, all of them at 25km distance

There is at least one doctor on call for non-emergency visits

The village has all the necessary shops for day-to-day necessities, pharmacy, schools, sports field, post office, cafes, cinema and restaurants



Volpaia Valley

Our farm is perfectly situated overlooking the famous Volpaia Valley, and although less than a mile from the village of Radda, once you are here you are truly immersed in a world of your own, with a picture-postcard Tuscan landscape in every direction

The valley is of historial, cultural, hydro-geografical, and esthetic value, and as such, is totally protected from development and new construction:

IMMENSELY valuable as far as property values are concerned!

NO new construction is allowed in the valley, so what you see now will stay that way for posterity.....lucky us!



Left to right: C gift shop , A owner's house, B farmhouse and pool

Buildings

The property is made up of the original 300 year old remodelled stone farmhouse (B), an Agriturismo until 2020; a nearby stone hay barn which houses the owner's home (A), and a new stone building at the far side of the property, location of our cashmere gift shop (C).

Lower right: B farmhouse and pool

Middle: A remodeled hay barn

Lane: to C gift shop and warehouse

Along the skyline you can see the church tower in the village of Radda



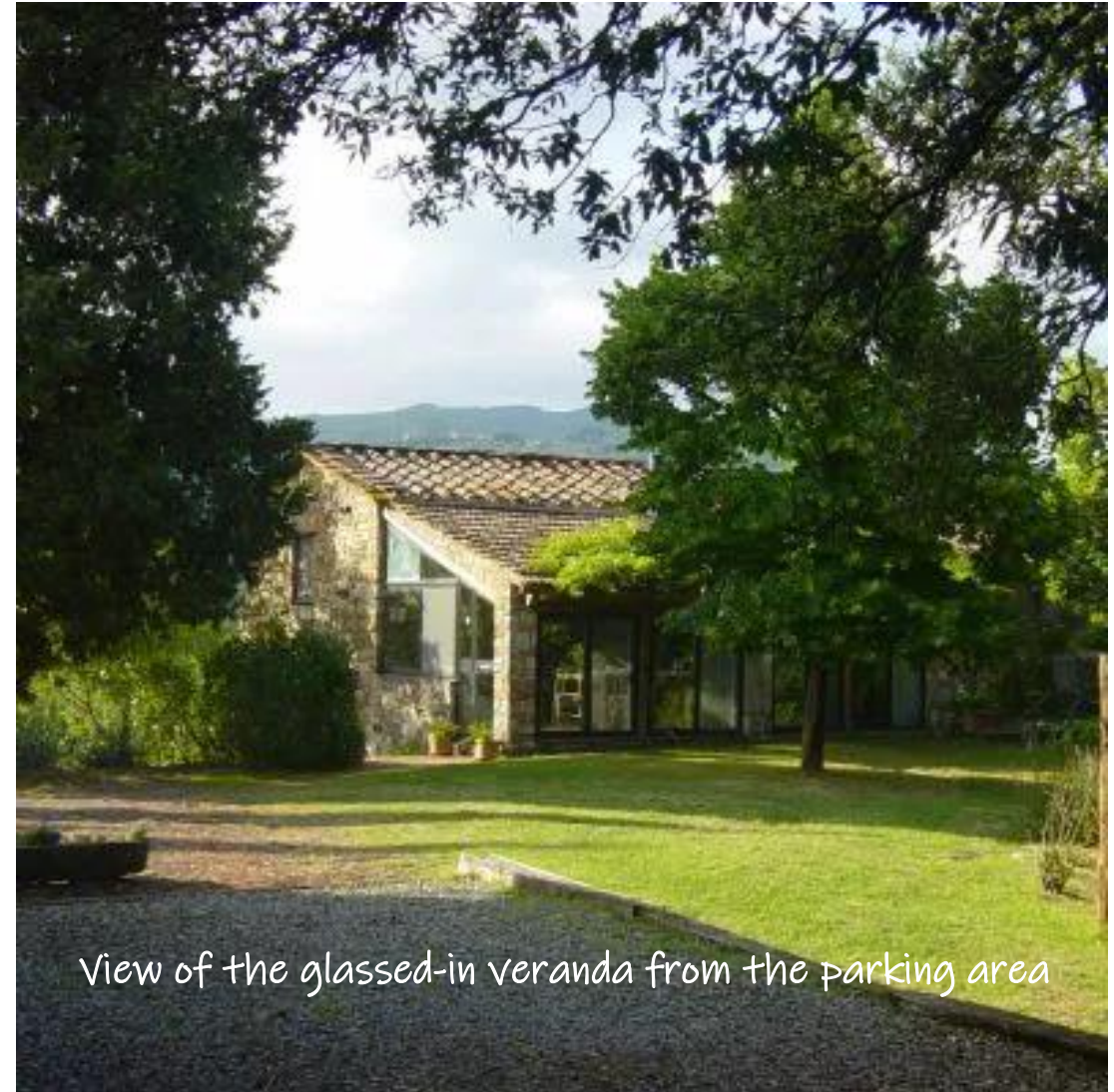
Farmhouse

The original farmhouse (B) was built previous to 1700, when the first census of agricultural buildings was done.

Built into the side of the hill of local stone and terra cotta roof tiles, the farmhouse was originally made up of three rooms on the upper level, and the livestock were stabled on the ground floor

Following restoration in the 70's, the two floors communicate with a wooden staircase, there are two complete bathrooms, and three bedrooms.

The addition of a glassed-in and fully screened southern-facing porch with fireplace has added a comfortable place to relax and socialize in inclement weather



Porch

Entrance to the upper level is through the veranda; the original stone oven where the family once baked their bread, is still intact (pizza parties!), and a hand-chiseled stone sink, small fridge and terracotta counter have been installed as a snack area.

A glass-doored fireplace (also blows warm air into the upper level) makes this a cosy place in inclement weather and in the evening

Comfortable couches, good reading lights, WIFI connection and in the fall, a crackling fire in the fireplace will invite you enjoy the slower, simpler life we enjoy....

Three stone steps give access to the upper floor of the house, with the original wooden door opening onto a small sitting room



Entrance to upper level through the glassed in veranda



Veranda with fireplace. looking west



Original bread oven, hand carved granite sink and front door

Sitting Room

Access from the porch by the three original stone steps, this room doubles as a library, and has a lovely picture window overlooking the 6 x 12 meter swimming pool and the entire Volpaia valley .

One door leads to the twin bedroom which is visible in the photograph, the other door leads to the master bedroom

Original hand-made terracotta brick floor and chestnut beams support the terracotta ceiling and roof

A wooden staircase gives access to the dining area on the ground floor



Master Bedroom

Queen sized bed, with western-facing picture window, wooden desk, antique iron bedstead and nightables. Radiator

A small walk-through closet with chest of drawers

Door leading to the complete bathroom, with sink, shower, WC and bidet, northern facing window, radiator



Twin Bedroom

To the left of the sitting room is a small bedroom with twin beds, hand painted armoire and chest of drawers. Westward facing window

Handmade brick floors and original beam/brick ceilings



Lower Floor Kitchen/Dining

Kitchen and indoor dining area boast the original hand-made terracotta brick floor and wooden ceiling beams

The kitchen is comfortably decorated and functional: fridge, double stainless steel sink, gas burners and electric oven; built-in wooden cabinets.

The dining area is separated from the kitchen area by the original supporting brick arch and is furnished with an oval wooden table and comfortable wooden chairs that can accommodate up to 6 people.

Southern facing window; picture window and door facing west, with access to the vine-covered pergola and al fresco eating area



KITCHEN/DINING

Dining area showing passage to third bedroom and downstairs bathroom

Original brick arch separates the kitchen from the dining area



Kitchen



Dining Area

Separated from the kitchen area by the original brick arch, the eating area has an extendable oak table that seats up to six people

Large, west facing window and wood burning cast-iron Attwood stove.

Wooden stairs to reach the upper level, and corridor to the third bedroom and downstairs bathroom

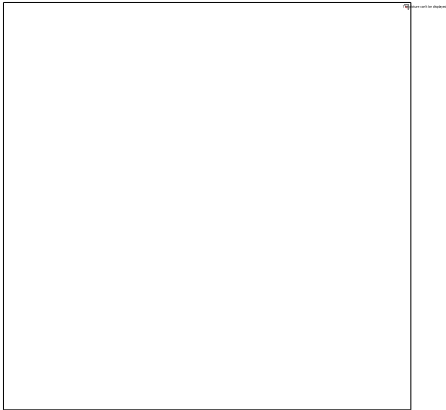


Double bedroom

Double bed, wrought iron headboard,
windows facing west onto the
pergola

Radiator

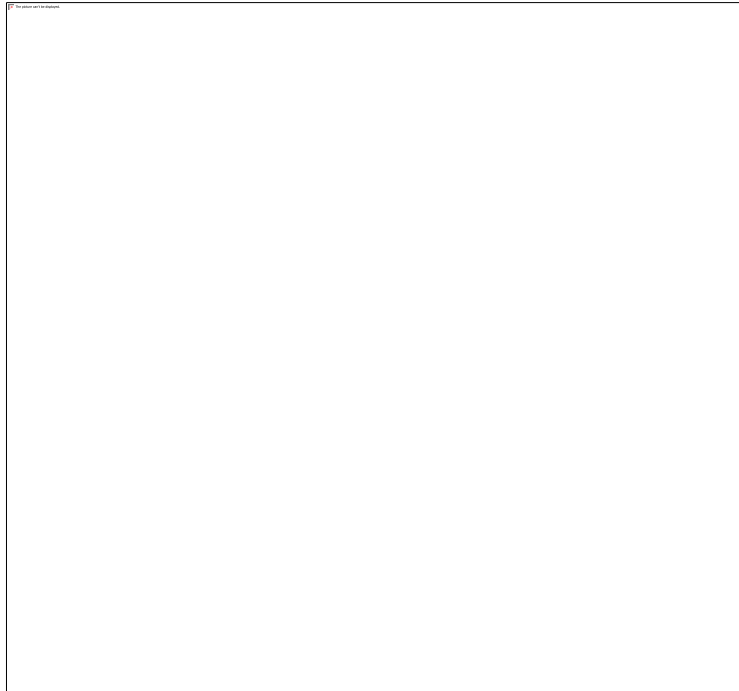
Downstairs Bathroom



Outdoors to pool

The Kitchen opens onto the outdoor dining area with pergola for dining 'al fresco';
Barbecue

Stone steps to the swimming pool



Pergola

Access from the kitchen, the pergola overlooks the pool and the Volpaia valley and our stunning view

Three-meter hand hewn wooden table + BBQ, seats large party, if that suits you!!



6 x 12 meter pool, stone pavement, village of Radda barely visible on top of the far hill



Details

Private, gated 500 meter gravel road

Licensed Agritourism since 1988

Farmhouse measures 138,45 m² and is made up of:

- three bedrooms

- 2 baths

- kitchen/dining

- sitting room

- enclosed porch with fireplace

- pergola



Central heating (GPS)

Fireplace, wood-burning stove

Screened windows

Pizza oven

WIFI

Fixed phone line

Acqueduct

Sale includes **Private 6 x 12 meter pool** and
immediate land around the house (parcel 82
1700 mq)

For further details

info@chianticashmere.com



POOL LOOKING WEST
TOWARDS VOLPAIA



View from building C

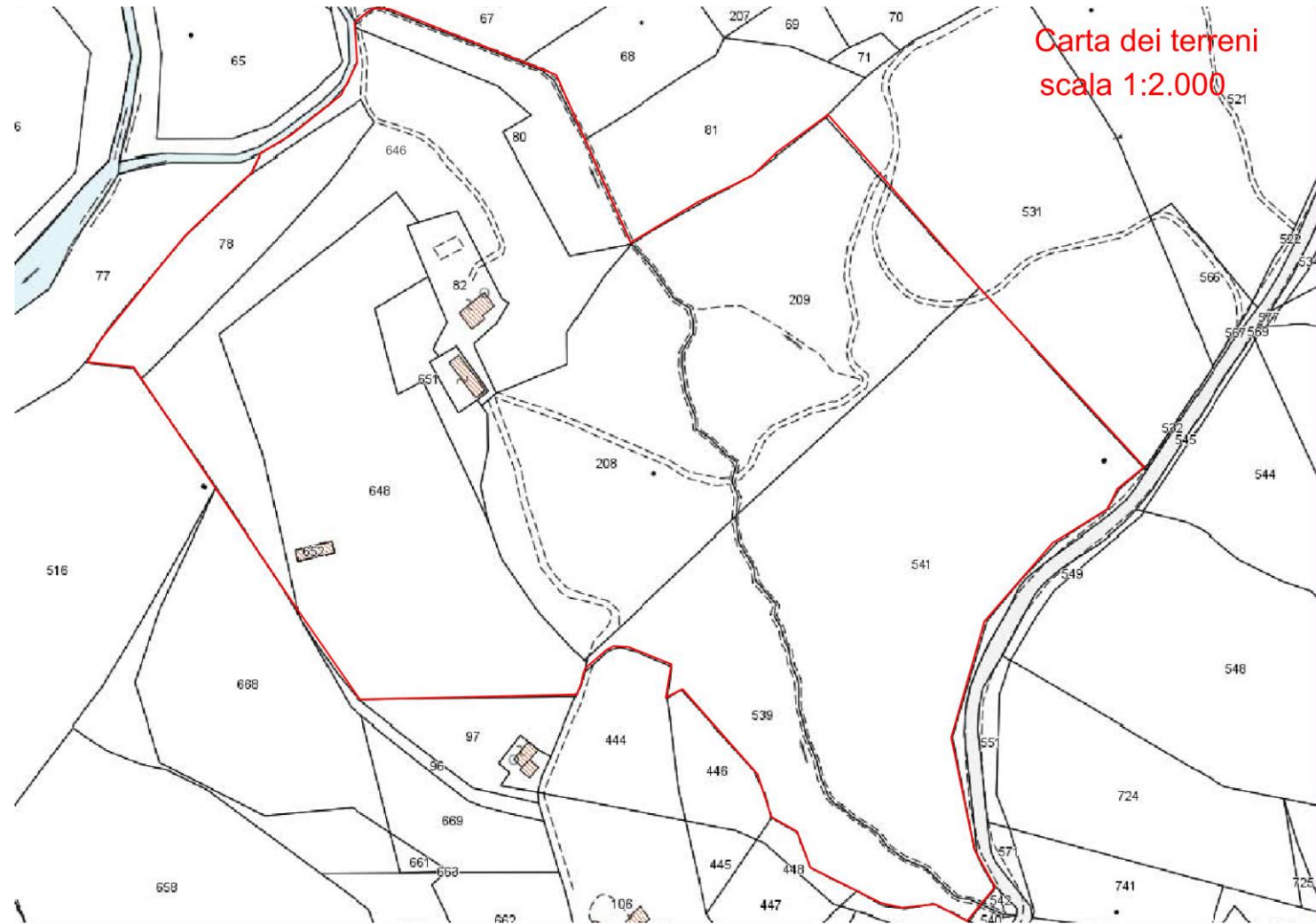
Lane going from building C
towards A & B



PROPERTY LINES

As mentioned in the introduction, the farmhouse is located in the middle of the 25 acre property, served by private road

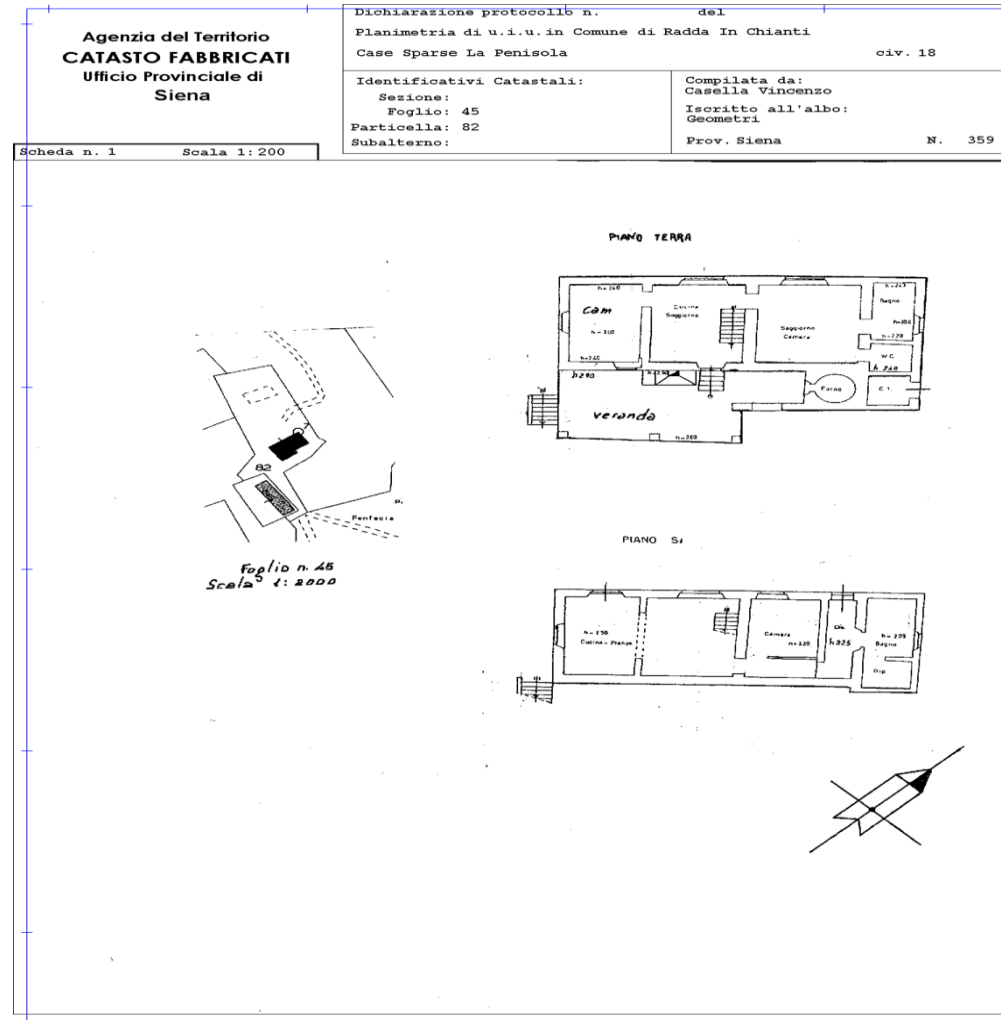
The farmhouse/pool are on parcel #82, 1700 mq. Other land is available on request



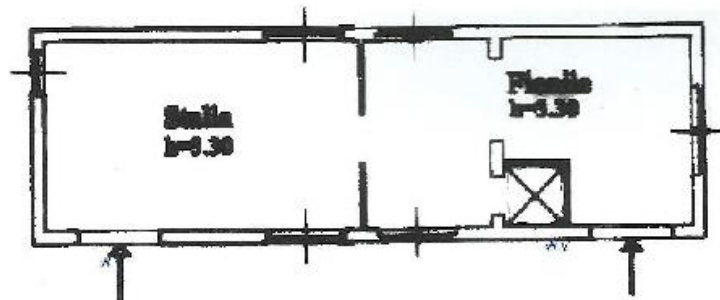
Floor Plans

Floor plans farmhouse 138,45 mq

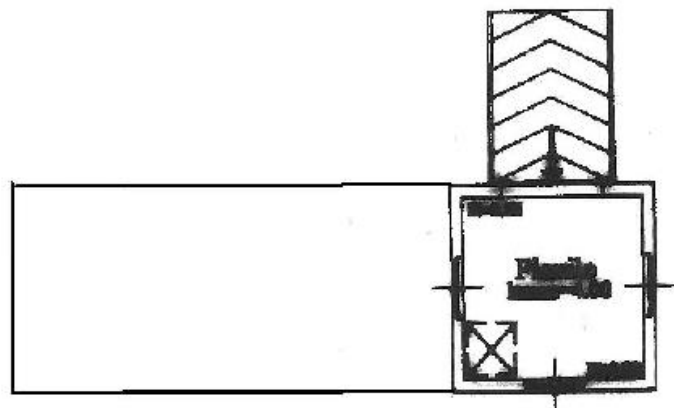
- **UPPER FLOOR**, showing:
 - Veranda, fireplace, access steps, bread oven
 - Twin bedroom, sitting room with stairs to lower level, master bedroom, complete bathroom
- **LOWER FLOOR** showing:
 - kitchen, dining, hall to second bathroom, third bedroom
 - Does not show access to outdoor pergola overlooking the swimming pool



EDIFICIO C



PIANO TERRA



PIANO PRIMO

Warehouse/shop 90 mq

Ufficio provinciale di: SIENA Territorio

Situazione aggiornata al : 24/09/2018

Soggetto selezionato

Tipo richiesta: **Attualità**
Cognome: **KRAVIS** Nome: **NORA**
Data di Nascita: **26/03/1948**
Comune di Nascita: **STATI UNITI D'AMERICA (EE)**
Codice Fiscale: **KRVNRO48C66Z404U**
Immobili individuati: **5**

Elenco immobili per diritti e quote

| | Catasto | Titolarità | Ubicazione | Foglio | Particella | Sub | Classamento | Classe | Consistenza | Rendita | Partita | Altri Dati |
|---------------------------------------------------------------------------------------|---------|------------|--------------------------------------------------------------|--------|------------|-----|-------------|--------|-------------|---------------|---------|-------------------------------------------------------------------------------------|
| | | | | | | | | | | | |  |
|  | F | Proprieta' | RADDA IN CHIANTI (SI) CASE SPARSE LA PENISOLA, Piano T | 45 | 652 | 2 | cat. C/6 | 5 | 35 mq | Euro:88,57 | | |
|  | F | Proprieta' | RADDA IN CHIANTI (SI) CASE SPARSE LA PENISOLA, Piano T-1 | 45 | 652 | 1 | cat. C/2 | 11 | 51 mq | Euro:118,53 | | |
|  | F | Proprieta' | RADDA IN CHIANTI (SI) CASE SPARSE LA PENISOLA, 18 Piano S1-T | 45 | 82 | | cat. D/10 | | | Euro:2.260,00 | | |
|  | F | Proprieta' | RADDA IN CHIANTI (SI) CASE SPARSE LA PENISOLA, 18 Piano T | 45 | 645 | 7 | cat. C/1 | 4 | 17 mq | Euro:194,03 | | |
|  | F | Proprieta' | RADDA IN CHIANTI (SI) CASE SPARSE LA PENISOLA, 18 Piano T-1 | 45 | 645 | 6 | cat. A/2 | 2 | 5,5 vani | Euro:440,28 | | |

CALCOLO SUPERFICI DEGLI EDIFICI DI PROPRIETA' KRAVI NORA

EDIFICIO A

| | | |
|--------------------------|-------------------|-------------------|
| PIANO TERRENO | | |
| - | Cucina | mq.10,30 |
| - | Soggiorno | mq.30,05 |
| - | Disimpegno | mq. 9,05 |
| - | WC | mq. 4,50 |
| - | WC (dello studio) | mq. 2,45 |
| - | Studio | mq.14,15 |
| PIANO PRIMO | | |
| - | Camerina | mq.14,05 |
| - | Camera | mq.24,35 |
| - | Ripostiglio | mq. 1,20 |
| - | WC | mq. 1,50 |
| - | WC | mq. 2,40 |
| TOTALE EDIFICIO A | | mq. 114,00 |

EDIFICIO B

| | | |
|--------------------------|-----------------|-------------------|
| PIANO TERRENO | | |
| - | Cucina – Pranzo | mq.28,35 |
| - | Camera | mq. 8,90 |
| - | Disimpegno | mq. 6,90 |
| - | Bagno | mq. 7,95 |
| PIANO PRIMO | | |
| - | Camerina | mq.12,35 |
| - | Studio | mq.15,20 |
| - | Camera | mq.16,70 |
| - | Bagno | mq. 6,50 |
| - | CT | mq. 2,50 |
| - | Forno | mq. 5,60 |
| - | Veranda | mq.27,50 |
| TOTALE EDIFICIO B | | mq. 138,45 |

EDIFICIO C

| | | |
|------------------------------------|-----------|-----------------|
| PIANO TERRENO e PIANO PRIMO | | |
| - | Magazzino | mq. 90,00 circa |

We are interested in selling the farmhouse (B), as described, with as much land as desired by the new owner.

Asking price is 450,000.00 Euros

We would consider also selling the renovated barn (A), if requested, terms to be worked out mutually

info@chianticashmere.com

