

## LUXURY CASTLE, 71-KEY HOTEL FOR SALE IN MONTESPERTOLI, CHIANTI, TUSCANY

Montespertoli – Florence – Tuscany



**Interiors**  
7,250 sqm

**Bedrooms**  
71

**Beds**  
142

**Bathrooms**  
55

**Total land**  
9.6 ha

**Olive grove**  
4.7 ha

**Swimming pool**  
13 × 6 m

In panoramic position on the Chianti Hills, not far from the beautiful Florence, this impressive medieval castle is nowadays a beautiful 71-key historic resort offering up to 142 beds. The property is completed by a cozy garden with 13 × 6 m pool and 9.6 hectares of land with olive grove and private lake.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1896 – CASTELLO ACCIAIOLI

**TYPE:** castle, luxury hotel

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramic on the Chianti Hills

**ACCESS:** excellent

**INTERIORS:** 7,350 square meters (79,086 square feet)

**BEDROOMS:** 71

**BATHROOMS:** 55

**TOTAL BEDS:** 142

**ANNEXES:** several guesthouses with apartments

**MAIN FEATURES:** stone walls, tower, paved courtyards, garden, Rococo-styled grotto, wooden beams, frescoes walls and ceilings, old terracotta floors, moldings, *pietra serena* decorations, vaulted ceilings, loggias, panoramic terraces, private lake, olive trees

**TOTAL LAND:** 9.6 hectares (23.7 acres)

**OLIVE GROVE:** 4.7 hectares (11.6 acres)

**GARDEN:** yes, well-maintained

**SWIMMING POOL:** 13 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:** F

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (5km; 5'), San Casciano in Val di Pesa (13km; 15'), Firenze (30km; 40'), San Gimignano (35km; 50'), Castellina in Chianti (38km; 40'), Colle Val d'Elsa (45km; 40'), Volterra (53km; 1h), Siena (69km; 55'), Pisa (70km; 55')

## CLOSEST AIRPORTS

Firenze A. Vespucci (28km; 25'), Pisa G. Galilei (67km; 50'), Bologna G. Marconi (116km; 1h 20'), Roma Ciampino (315km; 3h 20'), Roma Fiumicino (329km; 3h 10')

## CASTELLO ACCIAIOLI

In panoramic position on the **Chianti Hills**, not far from the beautiful **Florence**, this impressive **medieval castle** is nowadays a beautiful **71-key historic resort** offering up to 142 beds. The property is completed by a cozy **garden** with **13 × 6 m pool**, and 9.6 hectares of land with olive grove.

The property is very conveniently located and easily reached, with all the necessary services available in the nearby town (5km; 5'). Other historic cities of **Tuscany** (Florence, Pisa, Siena, San Gimignano...) can be reached in less than an hour by car.

For golf and horse-riding lovers there is ample choice and the three most interesting facilities nearby are *Montelupo Golf Club* (14km; 20'), the *Tenuta di Castelalfi* (39km; 25') and the *Centro Ippico Bogani* (7km; 10').

For those looking to relax in a thermal facility, the best options are the *Terme di Falciano* (18km; 25') and the two towns of Gambassi Terme (25km; 30') and Montecatini Terme (65km; 50'). The most convenient airport is, without, a doubt Florence Vespucci (28km; 25') but Pisa, Bologna and Rome are equally worthy alternatives.

## DESCRIPTION OF THE BUILDINGS

The imposing **castle** (6,740 sqm – 72,522 sqft) houses several apartments for the guests for a total 44 bedrooms, 25 bathrooms and 104 beds. Two restaurants are located inside the castle with a nice kitchen offering typical Tuscan dishes. The first one, ample in size, is ideal for events and can host up to 150 people; the second one, smaller in size, is used for breakfasts and can accommodate 25 people (up to 75 in Summer by equipping outdoor spaces). A rich and beautiful manorial chapel frescoed by **Cosimo Ulivelli** further enriches the castle.

On the ground floor one can find the resort's reception, a huge hall with fireplace and several common areas.

Detached from the main castle, inside a few **guesthouses** (385 sqm – 4,143 sqft) located a few tens of meters from the building, nine further apartments offer 30 more beds for guests.

Roughly 50 m from the castle a **villa** (180 sqm – 1,937 sqft, 4 bedrooms and 3 bathrooms, 8 beds) was obtained by restoring an old farmhouse and is currently used by the owners of the property:

- **Ground floor:** living/dining room with fireplace, kitchen with access to the outdoor veranda and double bedroom with en-suite bathroom;
- **First floor:** double bedroom with en-suite bathroom, two double bedrooms and bathroom with shower.

The building boasts a nice private garden with furniture.

A few **warehouses** (45 sqm – 484 sqft) complete the property.

## STATE AND FINISHES

The castle dates back to the Middle Ages but its current look is the results of countless interventions and embellishments added over the centuries.

Interiors are a mix of rooms with often contrasting styles. While some of the rooms closely recall Tuscan countryside farmhouses, with terracotta floors and wooden beams, other halls are true masterworks with frescoed walls and ceilings, elegant moldings and top-quality finishes.

Another very interesting detail is the castle's courtyard, with a notable late 16<sup>th</sup>-century style

characterized by tympaned windows and typical Renaissance window frames. A recent renovation involved the buildings with the installation of new electric systems and plumbing. At the same moment, a structural strengthening has been carried out by reinforcing the buildings of the estate.

## HISTORY OF THE PROPERTY

The castle was built by the noble Florentine **family Ormani** in the post Carolingian age and was besieged a first time by the Florentine army in the mid-12<sup>th</sup> century. Following this raid, only a tower and seven separate buildings were still standing, encircled by a damaged wall (no longer existing today).

The castle was bought a few years later by the wealthy **Acciaioli family** (which gained its prestige by shifting their business field from steel to finance) and then became their countryside abode. In the following centuries, this family maintained close relationships with the most influential European dynasties, among which Anjou.

The tower was built in the 14<sup>th</sup> century by taking inspiration from the one topping *Palazzo della Signoria*, but crenellations were changed to avoid infringement of a specific Florentine law. At the beginning of the 17<sup>th</sup> century, it was decided to renovate the whole castle with the creation of many new rooms connecting the pre-existing buildings. Other decorations were added in the 20<sup>th</sup> century by painter **Gino Severini** on behalf of the new English owners.

During World War II the castle was used by the Florentine *Soprintendenza* to safeguard illustrious masterworks taken from the Uffizi Gallery. Among these there were *La Madonna di Ognissanti* (Giotto), the *Adorazione dei Magi* (Ghirlandaio) and *Primavera* (Botticelli). In 1969 the castle was bought by current owners who converted it into a luxury hotel.

## EXTERIOR

The estate covers a total surface of roughly **9.6 hectares (23.7 ac)** and include an olive grove (3.6 ha), arable land (3.5 ha) and a lake for irrigation.

All around the castle, a very well-maintained garden is built on degrading terraces and houses a lemon grove. Still in the garden there is a beautiful **Grotta di Latona** with *Rococo* decorations, a rounded room with mythological statues running all around under a masterfully frescoed ceiling.

A **13 × 6 m swimming pool** completes the property and offers a pleasant recreation opportunity for guests of the hotel in a very private corner of the castle.

Further embellishing the other building of the property are other **gardens** (totaling 2,000 sqm).











ROMOLINI IMMOBILIARE



CHRISTIE'S INTERNATIONAL REAL ESTATE

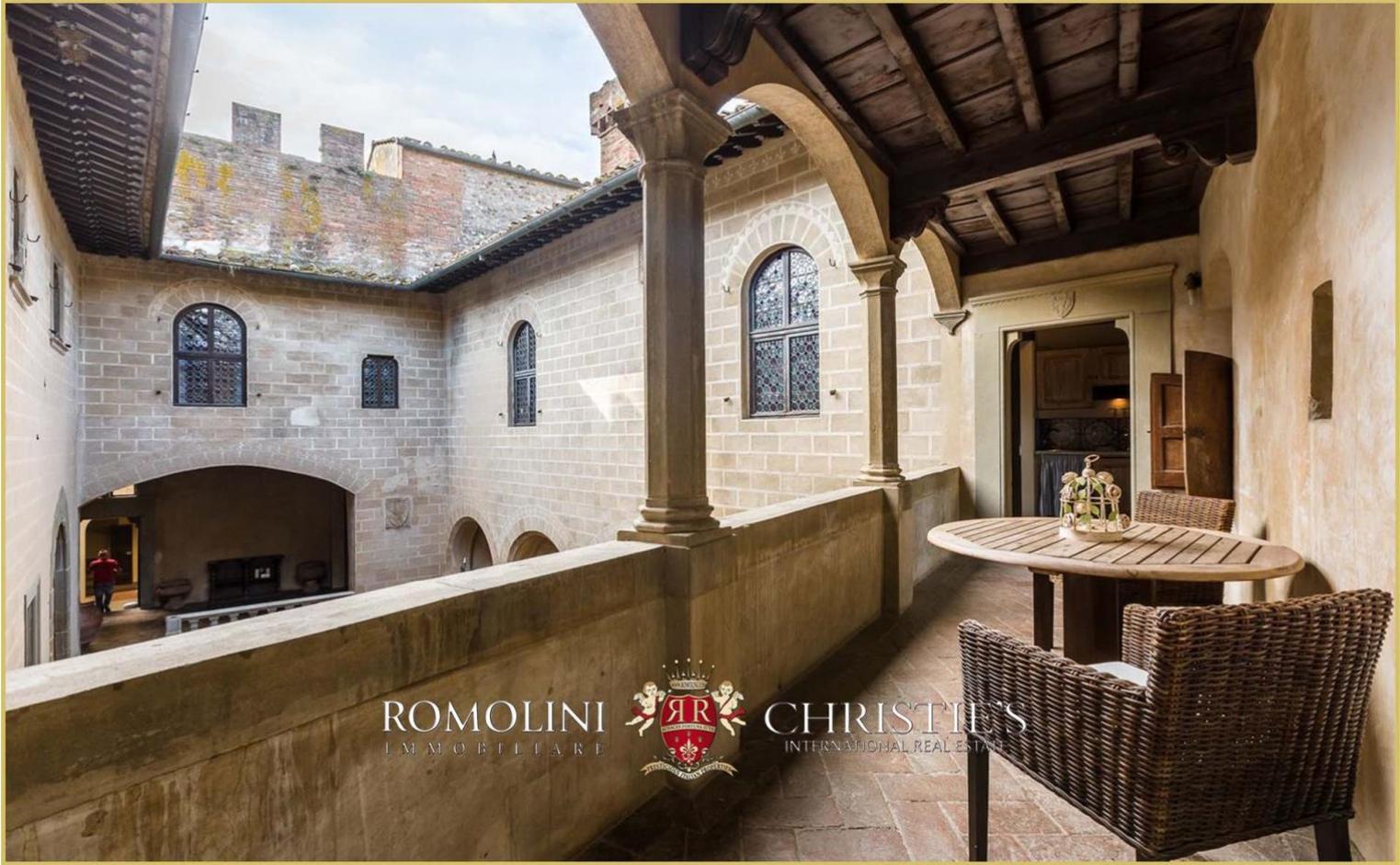


ROMOLINI IMMOBILIARE



CHRISTIE'S INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE





ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE









ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE







ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)