



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1953 – **TUSCAN RETREAT**

PRIVATE ESTATE WITH ACCOMMODATION BUSINESS AND FARM FOR SALE IN FLORENCE

Florence – Florence – Tuscany
www.romolini.co.uk/en/1953



Interiors
2,720 sqft

Bedrooms
52

Beds
85

Bathrooms
21+

Land
158,5 ha

Swimming pool
20 x 10 m

Olive grove
5,300 trees

Oil
4.5 tons

At the borders of Chianti Hills and not far from Florence, this 53.9-ha estate houses an Agriturismo with 35 apartments (85 beds) split among three beautiful historic buildings. A chapel and a restaurant offer the perfect location for weddings and events. An ample olive grove (roughly 5,300 trees) allows producing roughly 4.5 tons of extra-virgin olive oil per year. In 2014, the farm was awarded the organic certification.

SUMMARY OF THE PROPERTY

REFERENCE #: 1953 – TUSCAN RETREAT

TYPE: organic farm with Agriturismo

CONDITIONS: restored

LOCATION: hilly, panoramic

MUNICIPALITY: Florence

PROVINCE: Florence

REGION: Tuscany

INTERIORS: 2,720 square meters (29,267 square feet)

TOTAL ROOMS: 80+

APARTMENTS: 24 two-room + 8 three-room + 4 four-room

BEDROOMS: 52

BATHROOMS: 50

MAIN FEATURES: stone walls, wooden beams, Florentine terracotta floors, decorative elements carved in *pietra serena*, stone fireplaces, manorial chapel, restaurant, well-maintained gardens, pool with whirlwind tub, organic olive grove, photovoltaic system, thermal solar system, biomass boiler, tennis court

LAND: 53.9 hectares (18.5 ha olive grove + 10.9 ha coppice woodland + 19.3 ha mixed woodland + 2.5 ha chestnut grove + 1.6 ha arable land + 1.1 ha gardens and unused land)

GARDEN: yes, well-maintained all around the buildings

ANNEXES: chapel, laundry room, restaurant, agricultural shed

ACCESS: excellent

SWIMMING POOL: 20 × 10 m

ELECTRICITY: already connected + photovoltaic system (19 kW)

WATER SUPPLY: private well + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: biomass boiler (35 kW) + LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Rufina (15km; 20'), Florence (30km; 30'), San Casciano in Val di Pesa (39km; 40'), Arezzo (69km; 1h), San Gimignano (76km; 1h 15'), Monteriggioni (78km; 1h 10'), Siena (94km; 1h 20'), Volterra (97km; 1h 35'), Pisa (115km; 1h 30')

CLOSEST AIRPORTS

Firenze Vespucci (51km; 50'), Pisa Galilei (112km; 1h 25'), Bologna Marconi (133km; 1h 35'), Roma Ciampino (280km; 2h 50'), Roma Fiumicino (295km; 3h)



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TUSCAN RETREAT

At the borders of **Chianti Hills** and not far from **Florence**, this 53.9-ha **estate** houses an **Agriturismo** with **35 apartments** (85 beds) split among three beautiful historic buildings. A chapel and a **restaurant** offer the perfect location for weddings and events. An ample **olive grove** (roughly 5,300 trees) allows producing roughly 4.5 tons of extra-virgin olive oil per year. In 2014, the farm was awarded the organic certification and all the activities are carried out respecting nature.

All the services are available in the nearby town (2km; 5') and the most famous art cities of Tuscany can all be reached in less than an hour and a half by car (Florence, Siena, Pisa, San Gimignano, Volterra...).

Shopping-lovers can also enjoy the luxury outlet *The Mall*, located in Reggello and easily reached in less than 20' by car.

The closest airport is Florence (51km; 50') and for intercontinental flights one can easily reach the terminals in Bologna (133km; 1h 35') and Rome (290km; 3h).

DESCRIPTION OF THE BUILDINGS

The property is made by several buildings. The residential/hospitality portion offers a total of 85 beds split among 35 independent units, all located inside three finely restored and modernized buildings granting optimal comforts to the guests.

The **manorial villa** (1.604 sqm – 17,259 sqft, 24 bedrooms and 23 bathrooms), dating back to the 18th century, houses seventeen guest apartments, the reception, a TV room and two ample cellars in the basement where olive oil is stored (77 sqm – 828 sqft). The building has been carefully restored maintaining its rustic look but equipping it with modern comforts needed for guests' accommodation: all the apartments have kitchen and private bathroom and boasts typical exposed beams and floors tiled in Florentine terracotta.

Right next to the villa is located the **restaurant** (168 sqm – 1,807 sqft, 3 bathrooms), capable of accommodating up to 60 guests. The room is also used for tasting sessions and educational activities.

Farmhouse N°1 (297 sqm – 3,196 sqft, 10 bedrooms and 9 bathrooms) houses the owners' residence and six guest apartments with private bathroom and kitchen corner. This building has been restored as well, keeping its rustic look unaltered.

Last building for the guests, **Farmhouse N°2** (466 sqm – 5,014 sqft, 17 bedrooms and 18 bathrooms) houses twelve apartments, each finely restored and fitted with private bathroom and kitchen, cooking corner.

The property is then completed by an 18th-century **manorial chapel** (45 sqm – 484 sqft), offering a unique location for weddings, a **laundry room** and an **agricultural shed** (140 sqm – 1,506 sqft).

EXTERIORS

Right in front of the villa, recent works allowed to recover and valorize the beautiful historic garden, crossed by graveled walkways and decorated with well-maintained ornamental trees and flowers. Conveniently placed benches offer pleasant relax areas.

Not far from the villa is located a 20 x 10 m swimming pool with whirlwind tub and paved solarium (450 sqm), a multipurpose court (tennis, futsal, volleyball) and an amusement park for the little ones.



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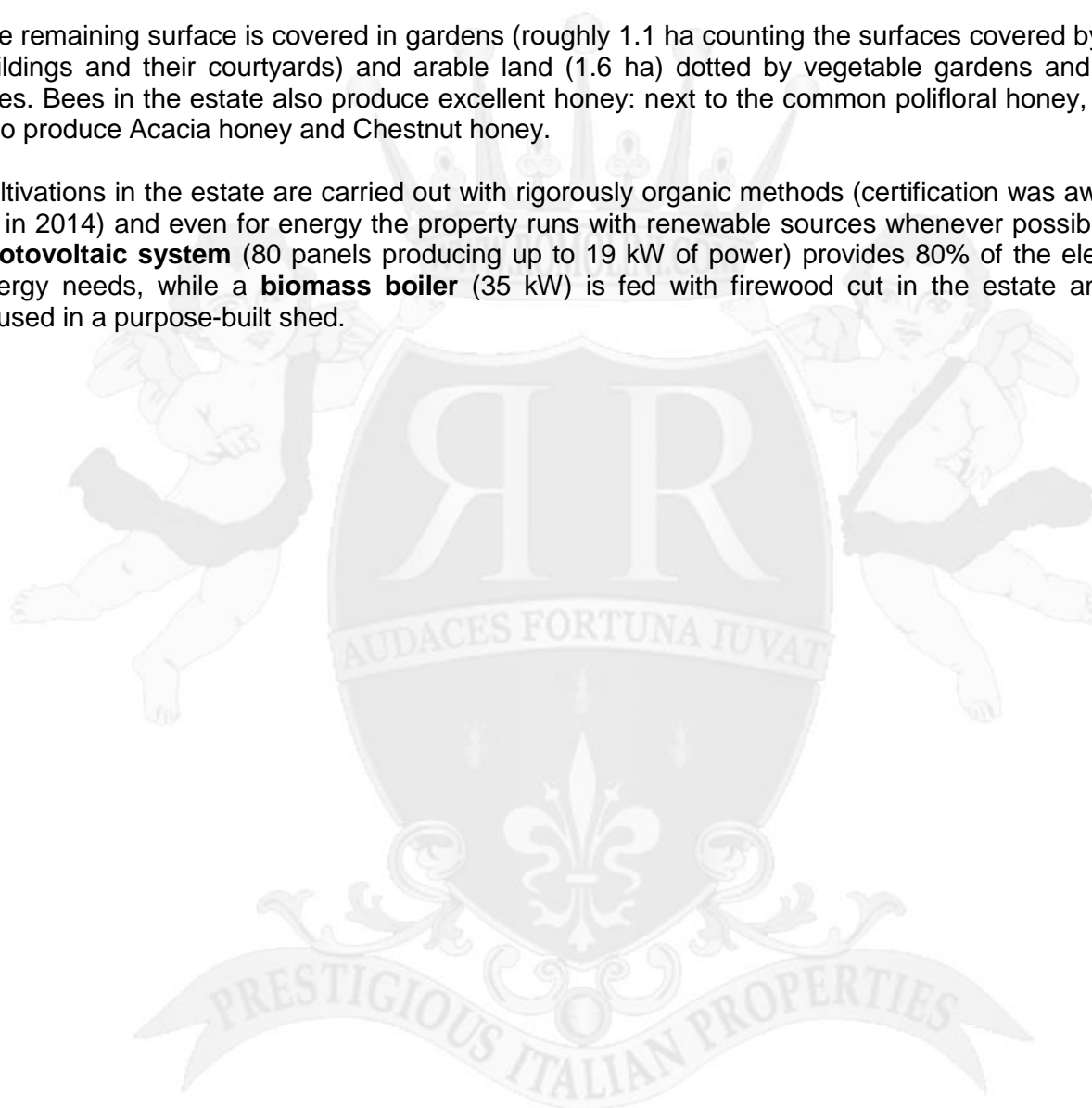
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The estate covers in its entirety a surface of 53.9 hectares (133.2 acres). The majority of the land is covered in mixed woodland (19.3 ha), coppice woodland (10.9 ha) and a chestnut grove (2.5 ha). Right through these woods, thanks a recently-recovered network of paths (roughly 20 km), one can easily enjoy pleasant strolls, hikes and biking deep in the nature.

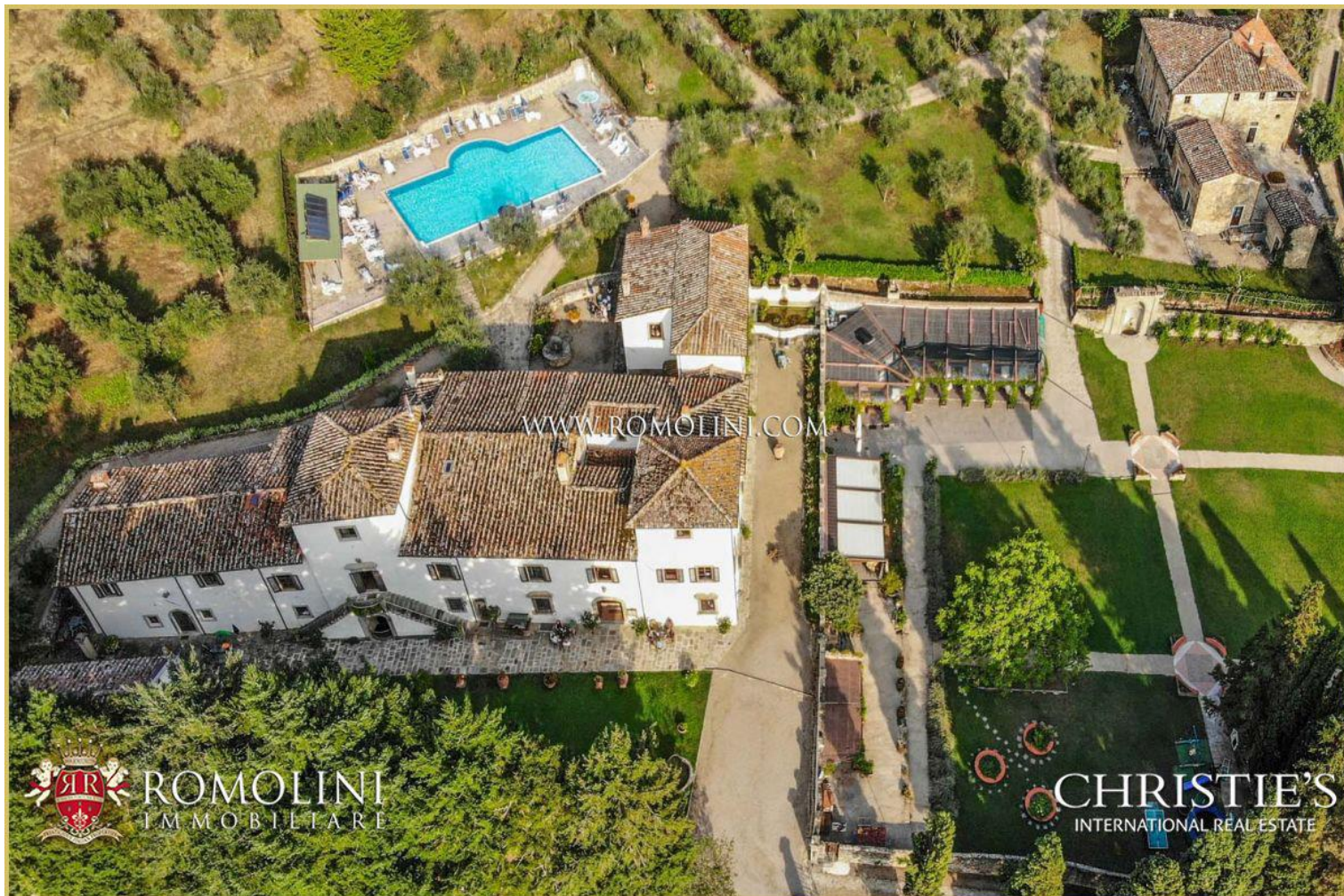
The **olive grove** (18.5 ha) is without a doubt the most interesting part of the estate ad with its 5,300 trees (Frantoio, Leccino and Moraiolo) allows producing up to 4,500 liters of *Colline di Firenze IGP* extra-virgin olive oil per year.

The remaining surface is covered in gardens (roughly 1.1 ha counting the surfaces covered by the buildings and their courtyards) and arable land (1.6 ha) dotted by vegetable gardens and fruit trees. Bees in the estate also produce excellent honey: next to the common polifloral honey, they also produce Acacia honey and Chestnut honey.

Cultivations in the estate are carried out with rigorously organic methods (certification was awarded in 2014) and even for energy the property runs with renewable sources whenever possible. A **photovoltaic system** (80 panels producing up to 19 kW of power) provides 80% of the electric energy needs, while a **biomass boiler** (35 kW) is fed with firewood cut in the estate and is housed in a purpose-built shed.





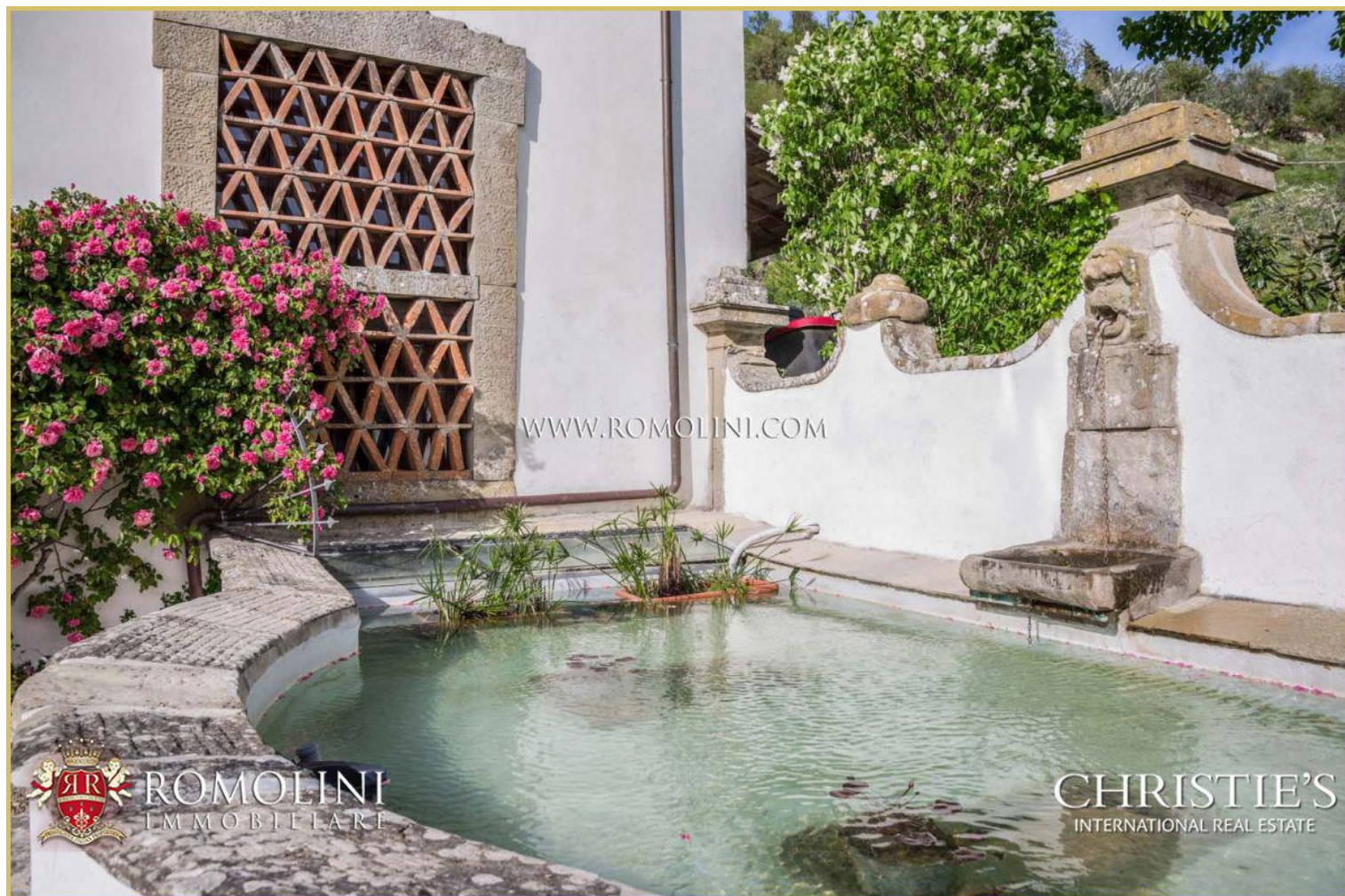








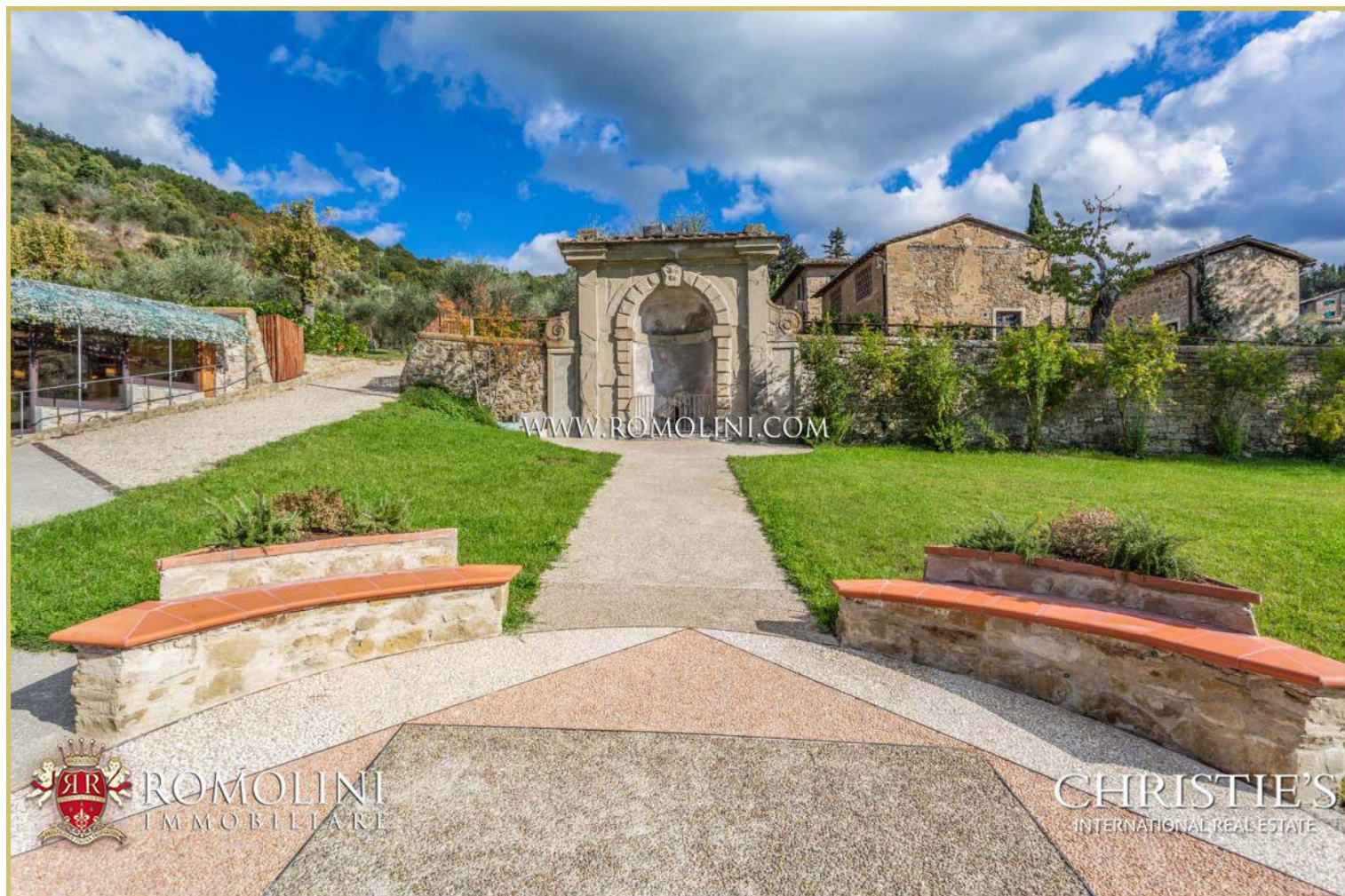












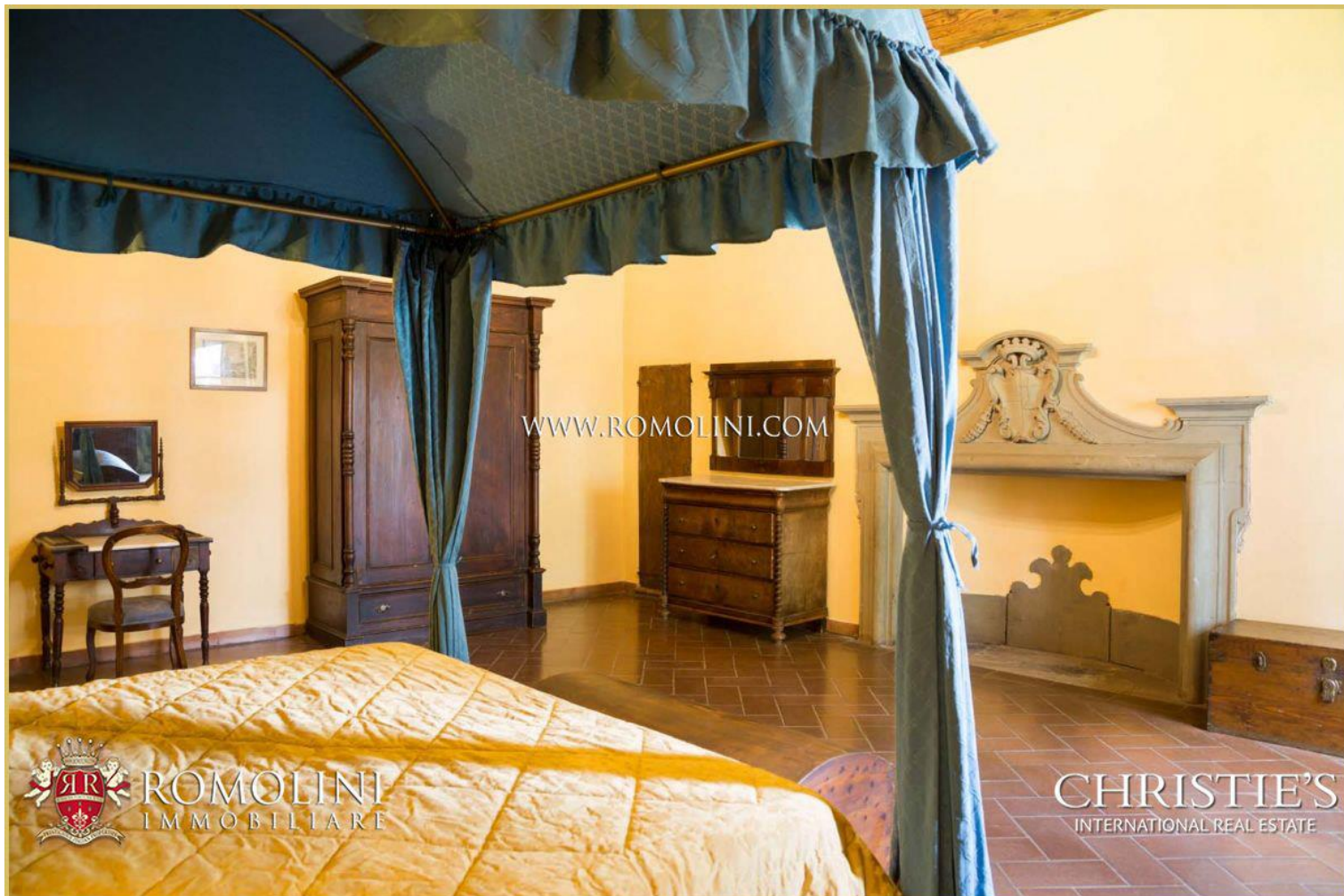






























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