



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2022 – FLORENTINE TOWER

RESTORED MEDIEVAL TOWER FOR SALE IN FLORENCE, TUSCANY

Florence – Florence – Tuscany

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Interiors
395 sqm

Bedrooms
5 (up to 6)

Bathrooms
5

Swimming pool
8 x 4 m

Land
4.5 ha

Olive grove
165 trees

On the hills of Tuscany, roughly 20 km from Florence, we find this 13th-century medieval tower, finely restored and converted into a private residence with 5 bedrooms and 5 bathrooms. The building is currently split into three apartments for a total of 395 sqm and is ideal for a boutique accommodation business thanks to its private location close to Florence. All around, 4.5 hectares of land include a terraced garden, an 8 x 4 m pool and 165 olive trees.

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Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786 928 – Mail: info@romolini.com



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SUMMARY OF THE PROPERTY

REFERENCE #: 2022 – FLORENTINE TOWER

TYPE: 13th-century medieval tower

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 395 square meters (4,250 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5 (up to 6)

BATHROOMS: 5

ANNEXES: technical room

MAIN FEATURES: stone walls, wooden beams, wooden and terracotta floors, original stone walls, Guelph crenellation, panoramic terrace, veranda, terraced garden, olive grove

LAND: 4.5 hectares (11.1 acres)

OLIVE GROVE: 165 trees

GARDEN: yes, well-maintained on the terraces

SWIMMING POOL: 8 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: private spring + Artesian well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Florence (15km; 25'), Rufina (18km; 25'), Colle di Val d'Elsa (64km; 1h), San Gimignano (69km; 1h 15'), Arezzo (76km; 1h 10'), Siena (87km; 1h 20'), Lucca (98km; 1h 45'), Pisa (107km; 1h 30'), Montepulciano (109km; 1h 35'), Pienza (116km; 1h 45'), Montalcino (125km; 2h)

CLOSEST AIRPORTS

Firenze A. Vespucci (28km; 45'), Pisa G. Galilei (104km; 1h 30'), Bologna G. Marconi (107km; 1h 30'), Perugia San Francesco (159km; 2h), Roma Ciampino (287km; 3h), Roma Fiumicino (301km; 3h 10')

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FLORENTINE TOWER

On the hills of **Tuscany**, roughly 20 km from **Florence**, we find this **13th-century medieval tower**, finely restored and converted into a private residence with 5 bedrooms and 5 bathrooms. The building is currently split into **three apartments** for a total of 395 sqm and is ideal for a **boutique accommodation business thanks** to its private location close to Florence. All around, **4.5 hectares of land** include a terraced garden, an **8 x 4 m pool** and **165 olive trees**.

Basic services (supermarkets, bank...) are available in the nearby town (2km; 5') but in less than two hours one can reach several of the most notable towns of Tuscany (Florence, Colle di Val d'Elsa, San Gimignano, Siena, Lucca, Pisa, Montepulciano, Pienza, Montalcino). The closest airport is Florence (28km; 45') but the terminals in Pisa, Bologna, Perugia and Rome are easily reached as well.

DESCRIPTION OF THE BUILDING

The **tower** (395 sqm – 4,250 sqft, 5 bedrooms and 5 bathrooms) is split into three independent apartments plus a technical room (4 sqm – 43 sqft) with own access from outside.

- **Apartment A** (186 sqm – 2,001 sqft): living room, reading room, kitchen, two bedrooms with en-suite bathroom and walk-in closet. The veranda outside the living room offers a stunning view of the surrounding hills, while a staircase descends into the cellar;
- **Apartment B** (76 sqm – 818 sqft): kitchen, living room, bedroom and bathroom;
- **Apartment C** (129 sqm – 1,388 sqft): living/dining room, kitchenette, bathroom, master bedroom with en-suite bathroom, bedroom and library leading to the rooftop panoramic terrace (60 sqm – 646 sqft).

The building was mainly realized with *alberese* stone, a calcareous rock typical of the Florentine countryside, and was built in the 13th century. Once a watchtower guarding the underlying valley, the building has been entirely restored and is in good condition. Inside the tower, the restoration aimed at preserving its most characteristic features, with stone walls and doorways well visible. A new renovation carried out in 2022 included the replacement of the insulation on the terrace and a general retouching of the finishes.

EXTERIORS

The tower, built in a dominant and very panoramic position, is surrounded by roughly **4.5 hectares (11.1 acres) of land** terraced with typical dry stone walls. The garden is well-maintained, covering the terraces towards the wood, and would also make the perfect spot for a swimming pool.

The terraces also include **165 olive trees** which could be used to produce extra-virgin olive oil for personal use.

An **8 x 4 m swimming pool** has been placed not far from the tower. All around the basin is a wooden sunbathing area that offers incredible views of the surrounding countryside.

USE AND POTENTIAL USES

The building, thanks to its layout and the division into three apartments, is excellent to start a boutique accommodation business, renting out the single units and/or the whole property to numerous groups. The great privacy offered by the place and its vicinity to Florence are both great features that increase the desirability of such a rental property.

Alternatively, the three units could be easily reunited into a single manorial residence for private use, enjoying great privacy and panoramic views.



















































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Via Trieste 10/C

52031, Anghiari (AR), Toscana, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com