

Ref. 2324 – **AGRITURISMO DEI CAVALLI**

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## 21-HA ESTATE WITH AGRITURISMO FOR SALE JUST 30' FROM FLORENCE, TUSCANY

**Reggello – Florence – Tuscany**



**Interiors**  
1,260 sqm

**Bedrooms**  
14

**Bathrooms**  
11

**Swimming pool**  
14 × 6 m

**Total land**  
20.8 ha

**Olive grove**  
500 trees

On the Chianti hills, not far from Florence and Greve, a 20.8-hectare estate with farmhouse and olive grove. The restored farmhouse is now divided into eight guest apartment (10 rooms) and a master apartment (4 bedrooms) and is equipped with well-kept open spaces, swimming pool and breakfast room. The land includes an olive grove (500 trees) as well as large portions of arable land suitable for vineyards and horses.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2324 – AGRITURISMO DEI CAVALLI

**TYPE:** farm with Agriturismo

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (800 m)

**INTERIORS:** 1,260 square meters (13,559 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 14

**BATHROOMS:** 11

**ANNEXES:** stables, storage

**MAIN FEATURES:** stone walls, terracotta floors, wooden beams, original fireplaces, porches, pergolas, swimming pool, garden, horse stable, paddock, Chianti DOCG vineyard to be planted, olive grove

**EXTERIORS:** 20.8 hectares (51.4 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (3km; 10'), Reggello (10km; 15'), San Giovanni Valdarno (11km; 20'), Montevarchi (17km; 25'), Greve in Chianti (23km; 35'), Gaiole in Chianti (29km; 40'), Florence (36km; 30'), San Casciano in Val di Pesa (42km; 40'), Arezzo (47km; 45'), Siena (66km; 1h 15'), San Gimignano (78km; 1h 15'), Montepulciano (80km; 1h 10'), Pienza (87km; 1h 20'), Montalcino (110km; 1h 40'), Pisa (117km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (53km; 45'), Pisa G. Galilei (114km; 1h 20'), Perugia S. Francesco (131km; 1h 40'), Grosseto C. Baccarini (135km; 2h), Bologna G. Marconi (135km; 1h 30'), Roma Ciampino (258km; 2h 40'), Roma Fiumicino (272km; 2h 45')

## AGRITURISMO DEI CAVALLI

On the **Chianti hills**, not far from **Florence** and **Greve**, a **20.8-hectare estate** with **farmhouse** and **olive grove**. The restored farmhouse is now divided into **eight guest apartment** (10 rooms) and a master apartment (4 bedrooms) and is equipped with well-kept open spaces, swimming pool and breakfast room. The land includes an olive grove (500 trees) as well as large portions of arable land suitable for vineyards and horses.

Services are available in the nearby village (3 km; 10') and the property is reached by a short unpaved road (800 m) in excellent condition. The proximity to the **A1 motorway junction** makes it possible to reach Florence in less than half an hour.

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (750 sqm – 8,071 sqft, 14 bedrooms and 11 bathrooms) is currently divided into nine residential units plus a spacious **breakfast/relax room** (65 sqm – 699 sqft). Eight of the apartments are intended for guests, while the largest is currently inhabited by the owners.

- **Apt. N°1** (75 sqm): living room with open kitchen, two bedrooms and bathroom;
- **Apt. N°2** (60 sqm): kitchen, living room, bedroom and bathroom;
- **Apt. N°3** (55 sqm): kitchen, living room, bedroom and bathroom;
- **Apt. N°4** (50 sqm): kitchen, living room, bedroom and bathroom;
- **Apt. N°5** (45 sqm): studio with bathroom;
- **Apt. N°6** (80 sqm): kitchen, dining area, living room, two bedrooms and bathroom;
- **Apt. N°7** (60 sqm): kitchen, living room, bedroom and bathroom;
- **Apt. N°8** (50 sqm): kitchen, living room, bedroom and bathroom.

The **master apartment** (210 sqm) is on three levels and has an independent bedroom with bathroom on the ground floor (which could easily be used as a guest studio). On the first floor, accessible from the staircase inside the farmhouse or from an independent staircase outside, are a large living/dining room, the kitchen, two bedrooms and a bathroom. On the top floor, in the turret, there is a reading room (or bedroom if necessary).

Next to the pool, with three large arches that illuminate the interior, is an **orangery** (120 sqm – 1,291 sqft) ideal as a meeting place or as a fitness area in which to create a gym or a small wellness area for guests.

Not far from the farmhouse, towards the west, are the **stables for the horses** (255 sqm – 2,744 sqft), recently built, and an **agricultural warehouse** (135 sqm – 1,453 sqft) in which to shelter vehicles and tools used for the maintenance and tilling of the fields. Next to the stables, approximately 70 m from the building, **two horse paddocks** have also been created: the larger, rectangular one measures approximately 550 sqm, while the smaller, round one measures 255 sqm.

## EXTERIOR

The farm covers an area of approximately **20.8 hectares (51.4 acres)** lying on the rolling hills of Chianti and all within the boundaries a large **nature reserve**.

Surrounding the farmhouse is a **well-kept garden** (6,000 sqm) with shading pergolas, porches and terraces. Behind the farmhouse, in a private position surrounded by a solarium made of terracotta, stone and grass, is the **14 × 6 m swimming pool** with a large pergola and tables where dinners and aperitifs can be held poolside.

The property's **olive grove** (4.0 ha for about **500 trees** in total) produces an excellent extra virgin olive oil (around 12.0 quintals in particularly good years).

The rest of the property (16.2 ha) is covered for the most part by arable land with small portions of Mediterranean woodland, all set on a slight hillside and very suitable for planting vineyards or breed horses. The property has the rights to implant **8,000 sqm of Chianti DOCG vineyards**.









































































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