



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2347 – **CASTELLO SAN MINIATO**

ESTATE WITH MANORIAL VILLA AND VINEYARDS FOR SALE BETWEEN PISA AND FLORENCE

San Miniato – Pisa – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
1,883 sqm

Bedrooms
9+

Bathrooms
6+

Land
20.8 ha

Vineyards
10.0 ha

Olive grove
4.0 ha

Halfway between Pisa and Florence, not far from San Miniato, rural hamlet with manor house and annexes. The property (over 1,800 sqm) revolves around a 16th-century villa, restored and in excellent condition, which could serve as both a private residence and holiday home. The agricultural outbuildings would allow for the restart of wine and oil production if interested. The 20.8 ha land includes a vineyard (10.0 ha) and an olive grove (4.0 ha), which are currently rented to third parties.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2347 – CASTELLO SAN MINIATO

TYPE: hamlet with manorial villa

CONDITIONS: restored (for the most part)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,883 square meters (20,261 square feet)

TOTAL ROOMS: 24

BEDROOMS: 9+

BATHROOMS: 6+

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone walls, wooden beams, terracotta floors, ashlar, crenellations, manorial chapel, wine cellar, alarm and video-surveillance system, vineyards, olive grove

LAND: 20.8 hectares (51.4 acres)

VINEYARDS: 10.0 hectares (24.7 acres)

OLIVE GROVE: 4.0 hectares (9.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected + photovoltaic system (19.5 kW)

WATER SUPPLY: mains water + Artesian well (irrigation)

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: heat pump + air conditioning + pellet boiler

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Empoli (13km; 25'), Pontedera (26km; 30'), San Gimignano (39km; 50'), San Casciano in Val di Pesa (39km; 40'), Pistoia (42km; 55'), Volterra (48km; 1h), Florence (49km; 1h), Pisa (51km; 50'), Lucca (52km; 1h), Siena (74km; 1h 10'), Viareggio (78km; 1h 10'), Forte dei Marmi (81km; 1h 15'), Montalcino (112km; 1h 50'), Arezzo (119km; 1h 30'),

CLOSEST AIRPORTS

Pisa G. Galilei (48km; 40'), Firenze A. Vespucci (42km; 40'), Bologna G. Marconi (131km; 1h 35'), Grosseto C. Baccarini (177km; 2h), Genova C. Colombo (211km; 2h 35'), Roma Ciampino (330km; 3h 30'), Roma Fiumicino (343km; 3h 35')

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CASTELLO SAN MINIATO

Halfway between **Pisa** and **Florence**, not far from **San Miniato**, rural **hamlet** with manor house. The property (over 1,800 sqm) revolves around a **16th-century villa**, restored and in excellent condition, which could serve as both a private residence and holiday home. The agricultural out-buildings would allow for the restart of wine and oil production if interested. The **20.8 ha land** includes a **vineyard** (10.0 ha) and an **olive grove** (4.0 ha), which are rented to third parties. The property is reachable by a convenient paved road and has all services in the nearby village (4km; 5'), while art cities such as Pisa, Florence and Lucca are less than an hour's drive away.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (528 sqm – 5,681 sqft, 5 bedrooms and 4 bathrooms) is laid over three floors. On the ground level is the reception area, consisting of four large rooms characterized by wooden beams and terracotta floors. On the western side of the level are the kitchen with the large formal dining room and a bedroom with bathroom at the end of the corridor. Ascending to the *piano nobile* is a landing that leads to a bedroom with en-suite bathroom on one side and a central sitting room on the other. From here one goes to two bedrooms with shared bathroom and a reading room that in turn leads to the last bedroom with private bathroom. On the top floor, in the attic, are the building's lofts, which are partly habitable and can be used as playrooms and/or bedrooms.

The building dates back to the 16th century, but its current appearance was clearly reached in the 19th-century: the romantic crenellations and the false-ashlar stone frames were added during this period. The building remained steadily inhabited until the end of the 19th century, when the villa was used as a summer residence by the family. The current owners undertook a major rebuilding project in 1973 to restore the building to its original splendor.

In terms of systems, the villa is equipped with modern amenities and security measures to ensure peace of mind, including a perimeter/volumetric alarm and six surveillance cameras. The electrical system can count on **photovoltaic panels** (19.5 kW) and a diesel-powered generator in case of need. The rooms are equipped with six air-conditioners with heat pumps.

Next to the villa, distributed around the building, are the old **wine cellar** (109 sqm – 1,173 sqft), a room used as a **shed with storage** (60 sqm – 646 sqft), the **aristocratic chapel** (60 sqm – 646 sqft) and, attached to it, a two-story **dependence** (122 sqm – 1,313 sqft, 2 bedrooms and 1 bathroom) consisting of a living area, two bedrooms and bathroom.

A short distance from the villa, beyond the chapel, is the old farmhouse. On the ground floor is a series of large **warehouses** (250 sqm – 2,689 sqft), which were once used to shelter animals and agricultural equipment. The building could still be used for agricultural purposes, or converted to a different use after verification with the competent authorities. On the first floor, on the other hand, is the **caretakers' apartment** (104 sqm – 1,119 sqft, 2 bedrooms and 1 bathroom) consisting of a large living area with terrace and open kitchen, closet, two bedrooms and bathroom.

Just southwest from the complex is the **underground wine cellar** (roughly 650 sqm – 6,994 sqft), a new building currently unused but easily restarted if so desired.

EXTERIORS

The estate covers, in its entirety, approximately **20.8 hectares (51.4 acres)**, all distributed around the castle and separated into two farms located a short distance from each other. In addition to the garden (2,300 sqm around the buildings), the property includes a **large vineyard** (approx. 10.0 ha), an **olive grove** (4.0 ha) and large portions of arable land (6.1 ha) that could be used to expand the crops already present or to plant new ones. The farm is currently not in business on the wine and olive-growing front, and the land is rented to third parties who take care of maintenance, pruning, harvesting and processing. The remaining area (0.5 ha) is covered by woodland.

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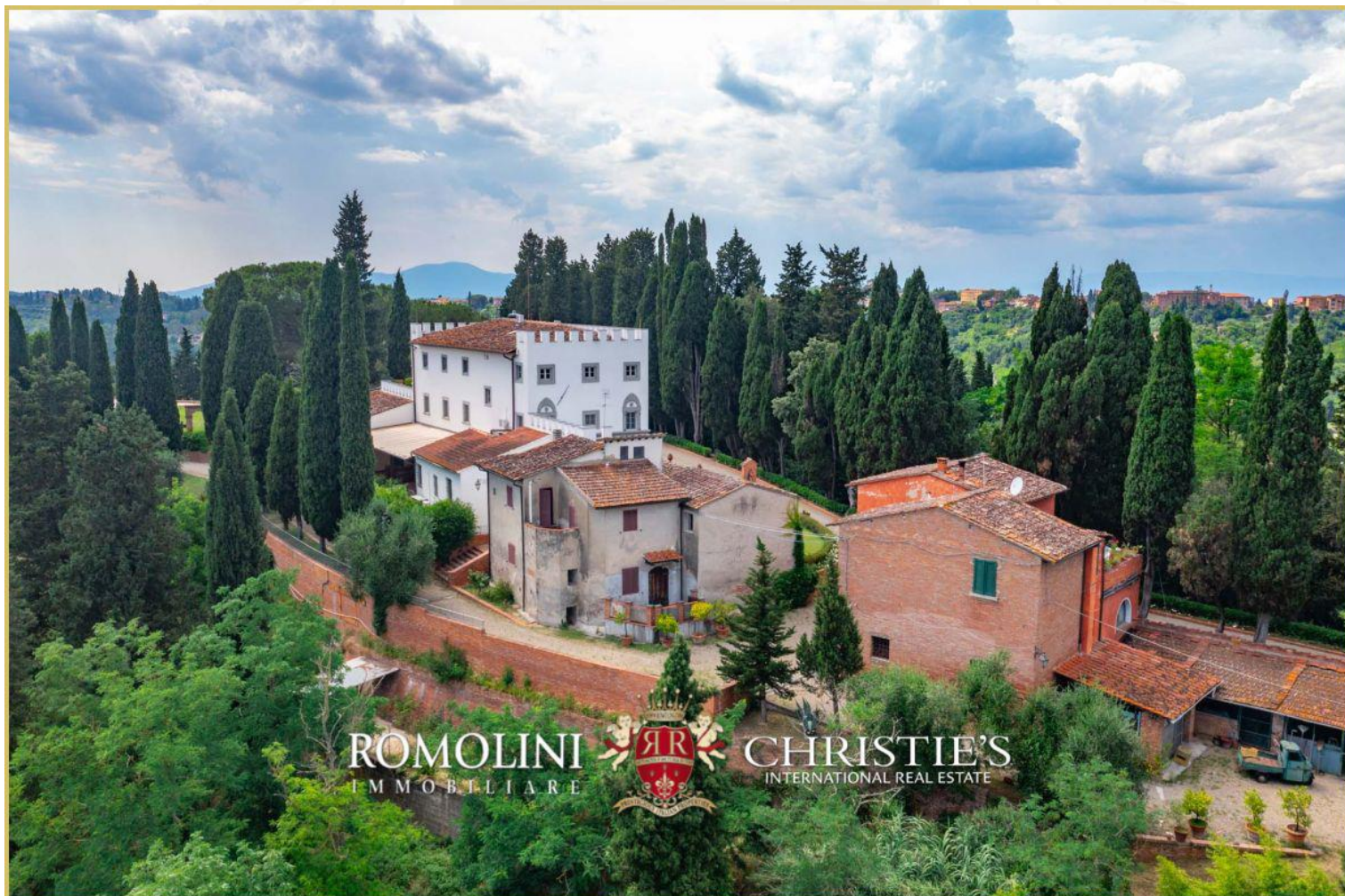


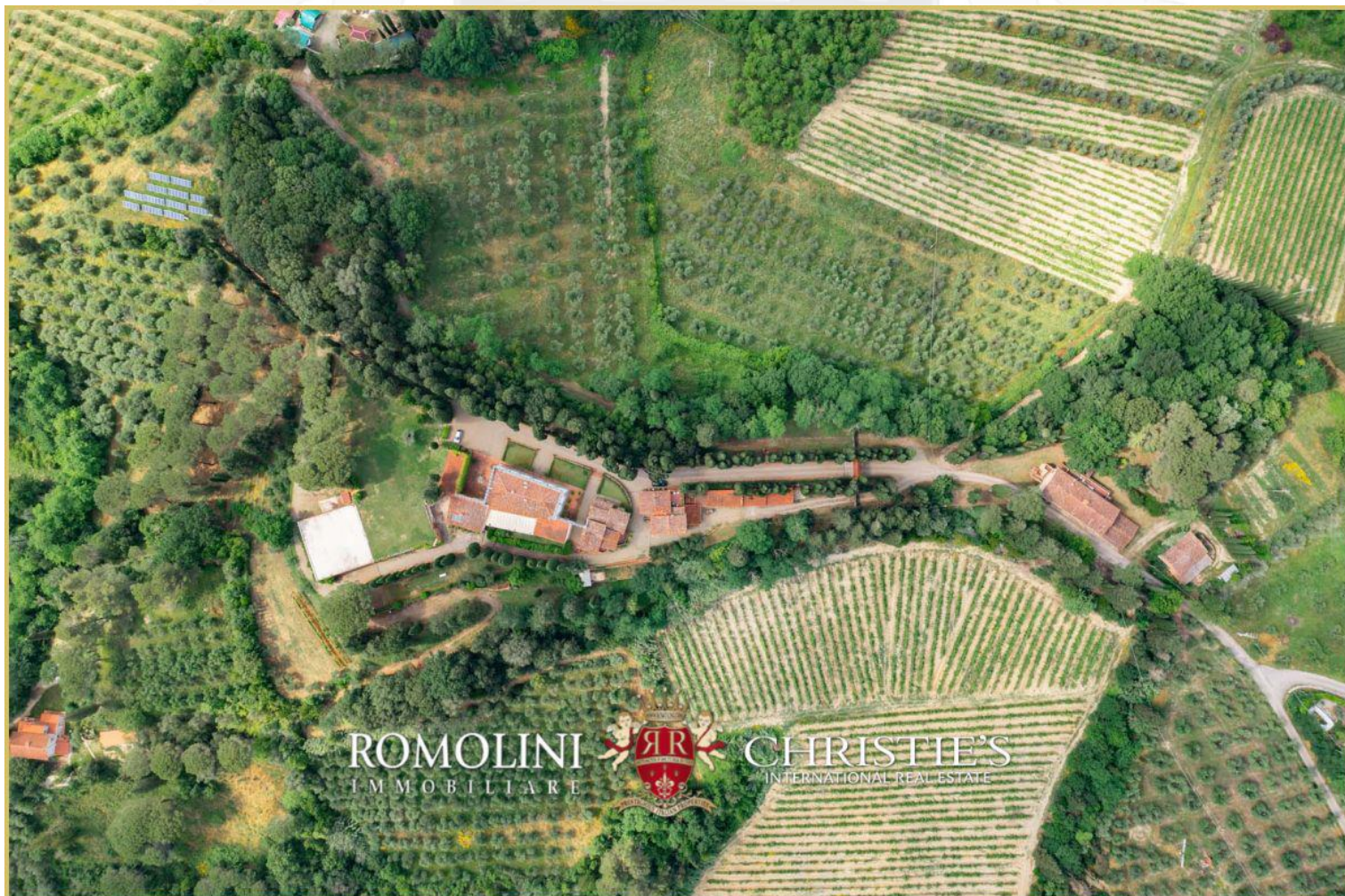




































































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