

Ref. 2408 – **CONVENTO CHIANTIGIANO**
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## FORMER CONVENT WITH POOL AND OLIVE GROVE FOR SALE 30' FROM FLORENCE, CHIANTI

**San Casciano in Val di Pesa – Florence – Tuscany**



**Interiors**  
1,003 sqm

**Bedrooms**  
11

**Bathrooms**  
7

**Swimming pool**  
12 × 6 m

**Total land**  
2.6 ha

**Olive grove**  
180 trees

In the Chianti hills, half an hour from Florence and in a very panoramic position, former 13<sup>th</sup>-century convent with swimming pool for sale. The property (roughly 1,000 sqm, 9 bedrooms) was renovated by the current owners in the 1990s and is now rented out to guests with good results. The 7,300-sqm park surrounding the building houses a 12 × 6 m swimming pool with views over the Chianti hills, while an olive grove (180 trees) is located on the northern side of the property.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2408 – CONVENTO CHIANTIGIANO

**TYPE:** 13<sup>th</sup>-century convent

**CONDITIONS:** habitable (restored in 1990)

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (900 m)

**INTERIORS:** 1,003 square meters (10,792 square feet)

**TOTAL ROOMS:** 25

**BEDROOMS:** 11

**BATHROOMS:** 7

**ANNEXES:** storage, guesthouse

**MAIN FEATURES:** stone and brick walls, paved cloister, wooden beams, coffered ceilings, original stone fireplaces, old terracotta flooring, panoramic tower, park, tree-lined avenue, olive trees, original well, swimming pool with Roman staircase, agricultural warehouses

**TOTAL LAND:** 2.6 hectares (6.4 acres)

**OLIVE GROVE:** 180 trees

**GARDEN:** yes, well maintained and fenced

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + natural spring + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplaces

## CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), San Casciano in Val di Pesa (8km; 15'), Castellina in Chianti (23km; 30'), San Gimignano (28km; 30'), Florence (30km; 35'), Monteriggioni (32km; 35'), Bagno a Ripoli (34km; 40'), Casole d'Elsa (39km; 45'), Gaiole in Chianti (42km; 55'), Siena (48km; 50'), Volterra (50km; 1h), Pisa (82km; 1h 10'), Montalcino (85km; 1h 25'), Pienza (98km; 1h 40'), Lucca (101km; 1h 20'), Grosseto (117km; 1h 35'), Cortona (118km; 1h 35')

## CLOSEST AIRPORTS

Firenze A. Vespucci (40km; 35'), Pisa G. Galilei (79km; 1h), Grosseto C. Baccarini (117km; 1h 35'), Bologna G. Marconi (122km; 1h 25'), Perugia San Francesco (162km; 1h 25'), Genova C. Colombo (251km; 2h 55'), Roma Ciampino (302km; 3h 5'), Roma Fiumicino (316km; 3h 10')

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## CONVENTO CHIANTIGIANO

In the **Chianti hills**, half an hour from **Florence** and in a very panoramic position, former **13<sup>th</sup>-century convent** with swimming pool for sale. The property (over 700 sqm, 9 bedrooms) was renovated by the current owners in the 1990s and would be perfect for a boutique hotel. The **7,300-sqm park** surrounding the building houses a **12 x 6 m swimming pool** with views over the Chianti hills, while an **olive grove** (180 trees) is located on the northern side of the property.

Facilities are available in the nearby town (5km; 10') or a just little further in **San Casciano in Val di Pesa** (8km; 15') while the beautiful city of Florence is just over half an hour's drive from the property. Most of **Tuscany's** art cities can be reached in less than an hour and a half (San Gimignano, Siena, Pisa, Montalcino, Pienza...).

## DESCRIPTION OF THE BUILDINGS

The **convent** (527 sqm – 5,670 sqft, 9 bedrooms and 6 bathrooms) was built in **1237** and documentary evidence exists in the archives of the notary **Palmerio di Corbizio** (containing priceless documents dated 1237 and 1238). The property was then fully restored in the 1990s, using it as accommodation and preserving the building's original charm.

Upon entering the building, the ground floor contains the reception halls (living room, kitchen and dining room), which are arranged around a characteristic central cloister, the old cellars, three bedrooms and two bathrooms. A staircase reaches the upper floor and halfway up the ramp gives access to a bedroom with private bathroom and walk-in wardrobe. The first floor opens to a large living room connected to a second kitchen and a side reading room. The sleeping area on the floor consists of a large master bedroom with private bathroom and walk-in wardrobe, three bedrooms, two bathrooms and a shared walk-in wardrobe.

From the living room a staircase leads up to the turret where an elegant bedroom with a 360-degrees panoramic view of the surrounding countryside has been created.

Right in front of the convent is a two-story **agricultural storage** (287 sqm – 3,088 sqft) in need of renovation. Behind the building, in a secluded and barely visible position, is a **guesthouse** (69 sqm – 742 sqft, 2 bedrooms and 1 bathroom) made up of a spacious living area with kitchen corner, closet, two bedrooms and a bathroom.

## EXTERIORS

The convent is surrounded by **2.6 hectares (6.4 acres) of land** and located on a hilltop offering uninterrupted views of the Chianti hills and vineyards. Surrounding the building is a well-manicured **park of 7,300 sqm** with hedges, paved paths and shading trees. The garden terrace on the southern side of the villa is the perfect place to relax in the summer, perhaps by organizing outdoor dinners or aperitifs. This space is also perfect for ceremonies and events, thanks to the beautiful view of the Tuscan countryside.

Not far from the villa, surrounded by trees and hedges, is the **12 x 6 m swimming pool** with Roman steps and chlorine filtration system. The grass sunbathing area surrounding the pool is equipped with umbrellas and gazebos and is perfect for aperitifs and breakfast by the pool.

The north-western side of the property is instead covered by an **olive grove** (1.3 ha) with **180 trees** in full production: annual production, in good years, can reach **180/190 kg of oil per year**.

The remaining surface (about 3,800 sqm) is registered as arable land and mixed woodland.





























































































































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