

Ref. 2425 – **BORGIO CHIANTI FIORENTINO**

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## LUXURY RESTORED TUSCAN ESTATE FOR SALE IN CERTALDO, CHIANTI

Certaldo – Florence – Tuscany

**VIEW ON OUR WEBSITE**



**Interiors**  
834 sqm

**Bedrooms**  
13

**Bathrooms**  
15

**Total land**  
11.7 ha

**Swimming pool**  
12 x 6 m

**Olive grove**  
4.4 ha

In the Chianti hills, not far from Certaldo and Barberino Val d'Elsa, restored country villa with guesthouse, theater and pool for sale. The buildings (over 800 sqm) have been finely restored and converted into a charming boutique hotel with 13 bedrooms. The 11.7 hectares of land surrounding the villa include the park with swimming pool and a 4.4-ha olive grove.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2425 – BORGO CHIANTI FIORENTINO

**TYPE:** countryside villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (2 km)

**INTERIORS:** 834 square meters (8,973 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 13

**BATHROOMS:** 15

**ANNEXES:** guesthouse, theater

**MAIN FEATURES:** stone walls, original terracotta and wooden floors, wooden beams, original fireplaces, plastered walls, theater, guesthouse, paved courtyard, park, swimming pool, olive grove, photovoltaic system

**TOTAL LAND:** 11.7 hectares (28.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest amenities (2km; 5'), Poggibonsi (11km; 20'), Certaldo (17km; 25'), San Casciano in Val di Pesa (17km; 30'), Colle di Val d'Elsa (18km; 25'), Castellina in Chianti (20km; 35'), San Gimignano (22km; 35'), Monteriggioni (27km; 30'), Casole d'Elsa (34km; 40'), Florence (41km; 55'), Gaiole in Chianti (41km; 1h 5'), Siena (42km; 45'), Volterra (45km; 1h), Arezzo (100km; 1h 25'), Cortona (112km; 1h 30'), Rome (271km; 3h 10')

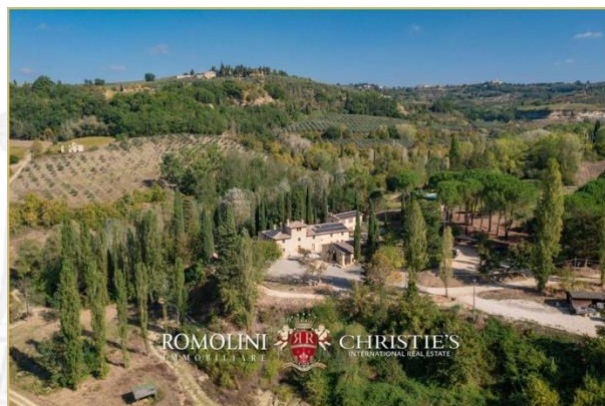
## CLOSEST AIRPORTS

Firenze A. Vespucci (48km; 50'), Pisa G. Galilei (89km; 1h 20'), Grosseto C. Baccarini (112km; 1h 30'), Bologna G. Marconi (130km; 1h 35'), Perugia San Francesco (156km; 2h), Roma Ciampino (284km; 3h 5'), Roma Fiumicino (298km; 3h 10')



## BORGIO CHIANTI FIORENTINO

In the **Chianti hills**, not far from **Certaldo** and **Barberino Val d'Elsa**, restored **country villa** with guesthouse, **theater** and **pool** for sale. The buildings (over 800 sqm) have been finely restored and converted into a charming **boutique hotel** with 13 bedrooms. The **11.7 hectares of land** surrounding the villa include the park with swimming pool and a **4.4-ha olive grove**.



The closest amenities are in the nearby town (2km; 5') and are easily reached via a short unpaved road in good condition. The central location in the heart of **Tuscany** also makes it easy to reach most of the region's art cities in just over an hour (San Casciano in Val di Pesa, Colle di Val d'Elsa, San Gimignano, Monteriggioni, Florence, Siena, Cortona...).

## DESCRIPTION OF THE BUILDINGS

The **manor house** (538 sqm – 5,789 sqft, 7 bedrooms and 8 bathrooms) is a two-story historic building that houses the restaurant of the accommodation business and the manor house on the upper floors. The ground floor houses the guest entrance, two offices and a hallway leading to the restaurant, consisting of five dining rooms, a large professional kitchen with pantry, and a guest bathroom.



On the second floor, accessed by two exterior staircases, however, is the owners' living quarters. One wing contains the large dining room with an open kitchen, a small living room and two bedrooms with private bathrooms. On the opposite side, reached via a central corridor, are instead a living room and five bedrooms with private bathrooms. The building could easily be reorganized for accommodation purposes.

The building has been renovated with great care and paying attention to biocompatibility: the walls are all treated with lime, and on this occasion the original nineteenth-century plasters were also brought back to light in the rooms where they were still present. The materials used are original and in-dubitably valuable and coexist harmoniously with modern conveniences.

Energy-wise, and always with an eye to the environment, the property has **two photovoltaic**



**systems** (total 19.68 kW) installed on the roofs of the residential buildings.



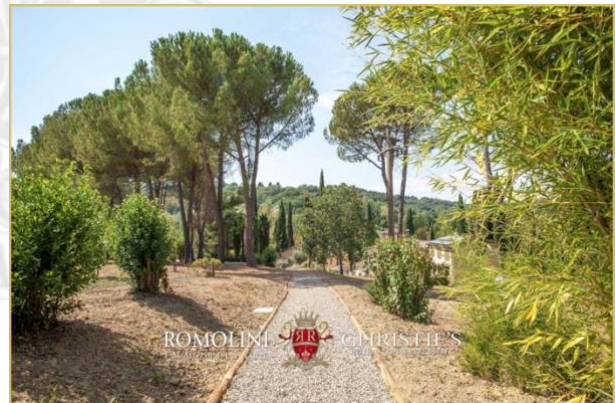
The **guesthouse** (132 sqm – 1,420 sqft, 4 bedrooms and 4 bathrooms) is a two-story building divided into four guest bedrooms, each with its own bathroom. The two rooms on the ground floor have direct access from outside, while the two on the upper floor are served by a hallway with a staircase.

In front of the villa is the **theater** (115 sqm – 1,237 sqft, 2 bedrooms and 3 bathrooms) consisting of a large event/conference room with bathroom and accessory room. Then, on the long side of the building, are two guest suites (60 sqm in total), each consisting of a sitting room, bedroom and bathroom.

In a small detached building are the **technical rooms** (49 sqm – 527 sqft) that house the various services of the facility (water, electrical and heating systems).

## EXTERIORS

The property covers, in its entirety, about **11.7 hectares (28.9 acres) of land**. Around the farmhouse stretches the **wooded park** (about 9,900 sqm) dotted with flowers, fruit trees and aromatic plants typical of the Tuscan countryside. Between the buildings is also a paved courtyard with space for private events and ceremonies. A short distance from the buildings, about 60 m, is a **12 x 6 m swimming pool** with a stone-paved sunbathing area and shade canopy, also very suitable for aperitifs and poolside dinners.



On the north side of the property is a large **olive grove** (4.4 ha) that allows the production of an excellent extra virgin olive oil that can be served to guests in the restaurant or sold.

The rest of the property is covered to varying degrees by arable land (4.1 ha) and mixed woodland (2.3 ha) that serves to shelter the property from prying eyes and provides a pleasant shady space for the summer.





















































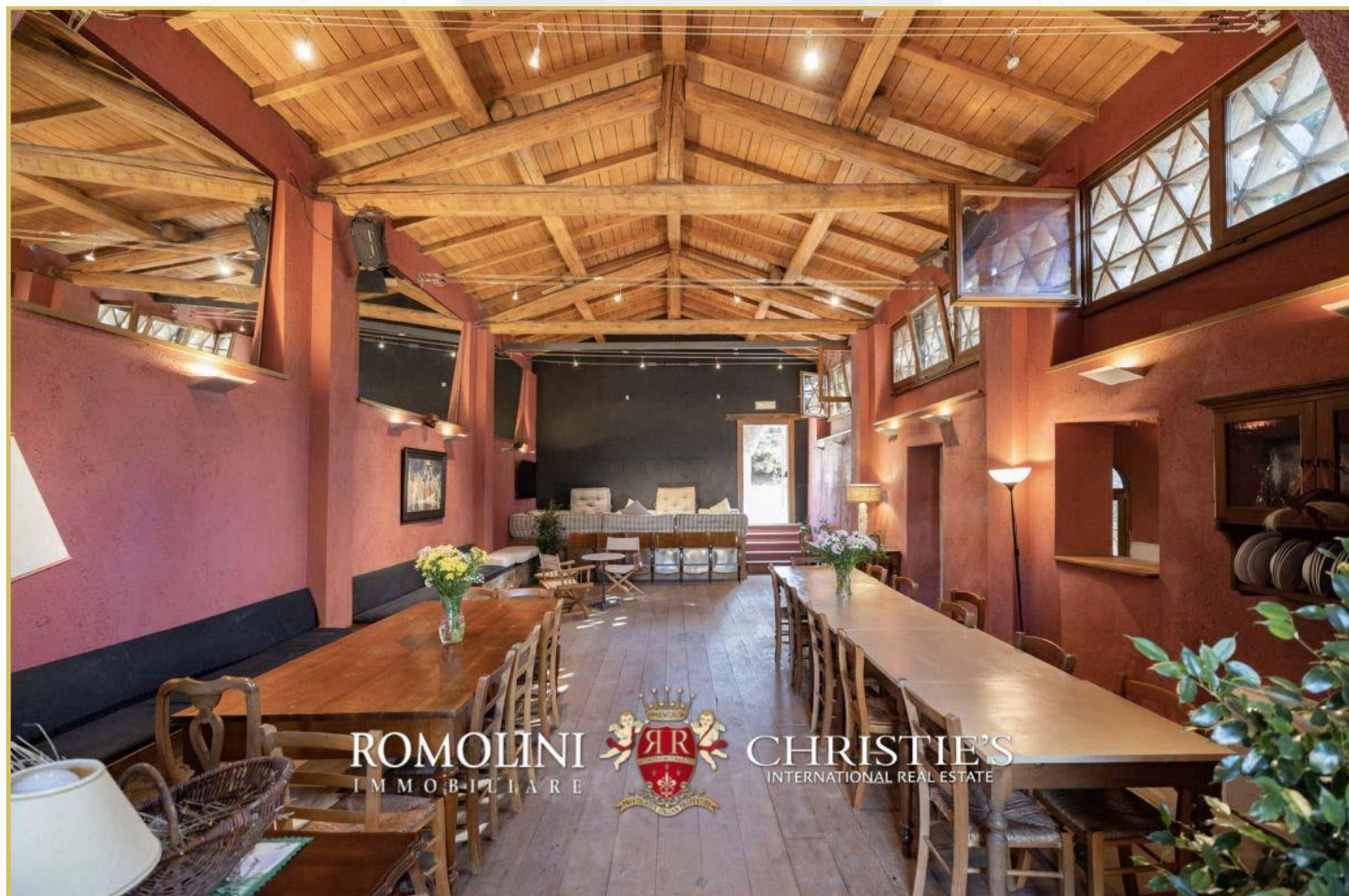




































































































































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