



Ref. 2454 – **VILLA NOVECENTO**

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PERIOD VILLA TO BE RESTORED WITH PRIVATE CHAPEL FOR SALE IN TUSCANY, CHIANTI

Certaldo – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
1,440 sqm

Bedrooms
Up to 15

Bathrooms
Up to 12

Total land
8.5 ha

On the Chianti hills, halfway between Florence and Siena, period house with private chapel to be restored for sale. The property, over 1,400 sqm in total, consists of four buildings (a period villa, two rustic farmhouses and a chapel) surrounded by 8.5 hectares of land. The buildings are currently unused and need recovery and restoration work before they can be used again, but they would be very suitable for the start-up of an accommodation business.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2454 – VILLA NOVECENTO

TYPE: period villa

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: unpaved road (100 m)

INTERIORS: 1,440 square meters (15,494 square feet)

TOTAL ROOMS: 30

BEDROOMS: up to 15

BATHROOMS: up to 12

ANNEXES: chapel, farmhouses

MAIN FEATURES: brick walls, original terracotta floors, stone staircase, wooden beams and fixtures, ashlar on the façade, halls with frescoes by Galileo Chini, manorial chapel, park, tree-lined avenue, rustic farmhouses to be restored

TOTAL LAND: 8.5 hectares (21.0 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: to be connected

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected (energy class G)

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Castelfiorentino (4km; 5'), Gambassi Terme (7km; 10'), Certaldo (10km; 15'), Colle di Val d'Elsa (31km; 40'), Volterra (32km; 40'), San Casciano in Val di Pesa (34km; 45'), Monteriggioni (41km; 45'), Pontedera (42km; 50'), Greve in Chianti (48km; 1h), Siena (55km; 50'), Firenze (55km; 1h 15'), Bolgheri (70km; 1h 20'), Pisa (76km; 1h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (52km; 45'), Pisa G. Galilei (67km; 50'), Bologna G. Marconi (139km; 1h 50'), Perugia San Francesco (168km; 2h 10'), Roma Ciampino (297km; 3h 20'), Roma Fiumicino (310km; 3h 25')

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VILLA NOVECENTO

On the **Chianti hills**, halfway between **Florence** and **Siena**, **period house** with **private chapel** to be restored for sale. The property, over 1,400 sqm in total, consists of four buildings (a period villa, two rustic farmhouses and a chapel) surrounded by **8.5 hectares of land**. The buildings are currently unused and need recovery and restoration work before they can be used again, but they would be very suitable for the start-up of an **accommodation business**.

All services are available in the nearby town of **Castelfiorentino** (4 km; 5') and the property is easily reached thanks to the municipal road system. Access is then guaranteed by a tree-lined gravel driveway (in excellent condition of maintenance). The barycentric position in the heart of **Tuscany**, along the route of the ancient **Via Francigena**, makes it possible to reach most of the region's cities of art in little more than an hour (Certaldo, Volterra, Monteriggioni, Siena, Florence...).

DESCRIPTION OF THE BUILDINGS

The **period villa** (670 sqm – 7,209 sqft) is a square-plan building with linear, symmetrical façades enriched with segmental arches at the ground floor access doors. A faux ashlar originally embellished the façade. However, the building lacks any installations, and is in need of restoration and renovation work.

- **Ground floor**: six rooms (including eat-in kitchen), large entrance hall, hallway, two storerooms, storage space under the stairs and small storage room along the staircase leading to the upper floor;
- **First floor**: six rooms, large reception room, hallway and large bathroom;
- **Second floor**: six rooms, spacious living room, hallway and bathroom;
- **Third floor**: attic.

The frescoes inside the house are listed with the *Soprintendenza* and were painted by famous Florentine artist **Galileo Chini** (1873 – 1956).

At the entrance of the driveway is a **manorial chapel** (50 sqm – 538 sqft) consisting of a single nave and accessible via a stone staircase with three steps. This building is in fair condition and could be used as is with just some cleaning and a new front door.

Two **ruined country houses** (720 sqm – 7,747 sqft) located not far from the villa complete the property. The larger is a rural building once used as a farmer's dwelling with stables and cellars on the ground floor. The other, now totally collapsed and shrouded in vegetation, was an outbuilding of the house.

EXTERIORS

The villa is surrounded by a **4,000-sqm garden** at the end of a private tree-lined driveway that starts from the main road and reaches the building.

All around there are a further **8.1 hectares (20.0 acres) of agricultural land** divided between **arable land** and **meadows** (4.9 ha), **woodland** (2.9 ha) and a small **olive grove** (0.2 ha) with plants planted next to the two ruins at the entrance to the drive. The arable land is also suitable for planting a small vineyard or expanding the olive grove if one were interested.



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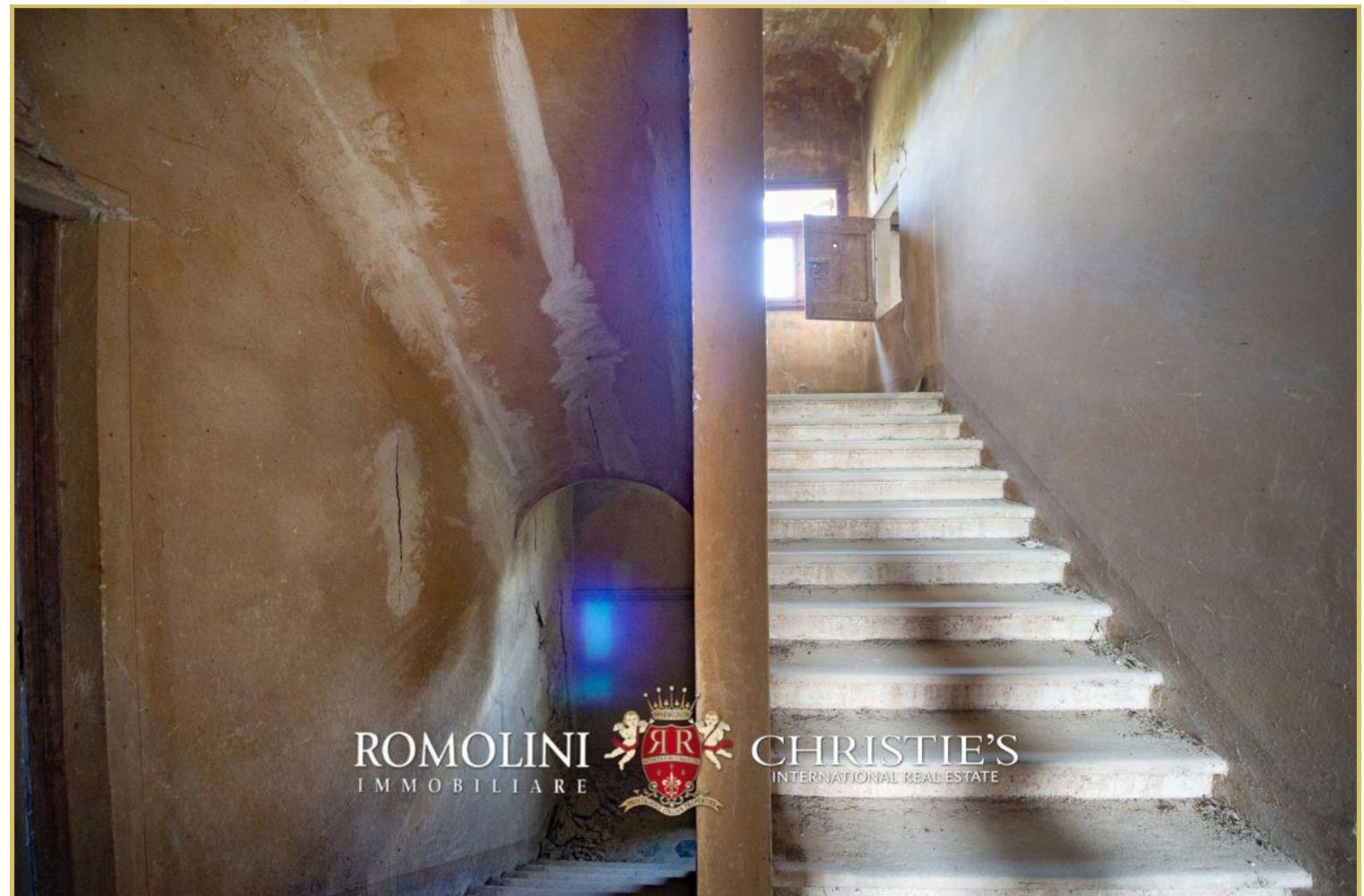
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