



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2463 – **VILLA CASTELFALFI**

www.romolini.co.uk/en/2463

LUXURY VILLA WITH GARDEN FOR SALE CLOSE TO THE CASTELFALFI GOLF RESORT, TUSCANY

Peccioli – Pisa – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
525 sqm

Bedrooms
5 (up to 9)

Bathrooms
4 (up to 8)

Garden
4,000 sqm

Swimming pool
Under construction

At the entrance to one of Tuscany's most characteristic villages near to the Castelfalfi Golf Resort is found for sale this noble 18th-century villa, a guesthouse, and a panoramic pool set within a stunning hillside park. Featured within this land is the pool (currently under construction), private parking, a landscaped garden, several terraces of olive groves, a small ancient Etruscan grotto, and woodland. Furniture included in the sale.



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 2463 – VILLA CASTELFALFI

TYPE: luxury villa

CONDITIONS: restored, luxury finishes

LOCATION: panoramic, in the outskirts of a town

ACCESS: excellent, paved road

INTERIORS: 525 square meters (5,649 square feet)

TOTAL ROOMS: 12

BEDROOMS: 5 (up to 9)

BATHROOMS: 4 (up to 8)

ANNEXES: guesthouse

MAIN FEATURES: terracotta floors, original fireplaces, moldings, wooden fixtures, security systems, remote control, furniture included in the sale, solar panels, luxury finishes, garden, panoramic views, Etruscan grotto, olive trees

TOTAL LAND: 4,000 square meters (1.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: under construction

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Peccioli (8km; 10'), Pontedera (22km; 20'), San Gimignano (29km; 40'), Volterra (34km; 40'), Pisa (48km; 45'), Lucca (52km; 1h 10'), Monteriggioni (58km; 1h), Castellina in Chianti (65km; 1h 10'), Siena (74km; 1h 10'), Viareggio (75km; 1h 5'), Greve in Chianti (76km; 1h 25'), Florence (79km; 1h 20'), Piombino (95km; 1h 30'), Montalcino (112km; 1h 55'), Pienza (125km; 2h 5')

CLOSEST AIRPORTS

Pisa G. Galilei (45km; 40'), Firenze A. Vespucci (76km; 1h), Grosseto C. Baccarini (143km; 2h), Bologna G. Marconi (164km; 1h 55'), Perugia San Francesco (188km; 2h 30'), Roma Ciampino (316km; 3h 40'), Roma Fiumicino (330km; 3h 45')

© Agenzia Romolini Immobiliare s.r.l.

Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – Mail: info@romolini.com

VILLA CASTELFALFI

At the entrance to one of **Tuscany's** most characteristic villages near to the **Castelfalfi Golf Resort** is found for sale this noble villa, a guesthouse, and a panoramic pool set within a stunning hillside park.

The **main villa** (325 sqm – 3,497 sqft), free on all sides and spread across three floors, offers 5 bedrooms, 4 bathrooms (one of which is a spa), a lounge, dining room, breakfast room, kitchen, gym, cinema room, library, study, laundry room, and roof terrace.

It is in the final weeks of renovations, having been appointed with the finest Italian marbles & terracotta finishes throughout. The villa, originally dating from the **18th century**, has been fitted with the latest smart home technology: solar panels, batteries, centralized temperature control and a complete security system, all of which are managed by smartphone. The interiors have been designed in a mix of classic and contemporary Italian styles, and all antiques and furnishings are included in the sale of this exquisitely curated property.

Separate to the villa is included a **4-bedroom guesthouse** (200 sqm – 2,152 sqft), presently in an un-renovated state, providing excellent scope for the new owner to add value to the estate in future if they wish.

The property is placed along a quaint village road which flanks the main villa on one side, with the guesthouse sitting a short distance away and the sweeping **private park of 4,000 sqm** occupying all other aspects. Featured within this land is the pool (currently under construction), private parking, a landscaped garden, several terraces of olive groves, a small ancient Etruscan grotto, and woodland.

Conveniently located just 35 minutes from airport of Pisa and 55 minutes from the airport of Florence, the village is found in the Municipality of Peccioli, one of Italy's most wealthy localities. This manifests in the form of a vibrant cultural and artistic local life among its collection of beautiful hilltop villages, making it one of the most sought-after areas of Tuscany. Castelfalfi, Tuscany's most famous golf resort, is also located just 10 minutes away.







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI IMMOBILIARE



CHRISTIE'S INTERNATIONAL REAL ESTATE



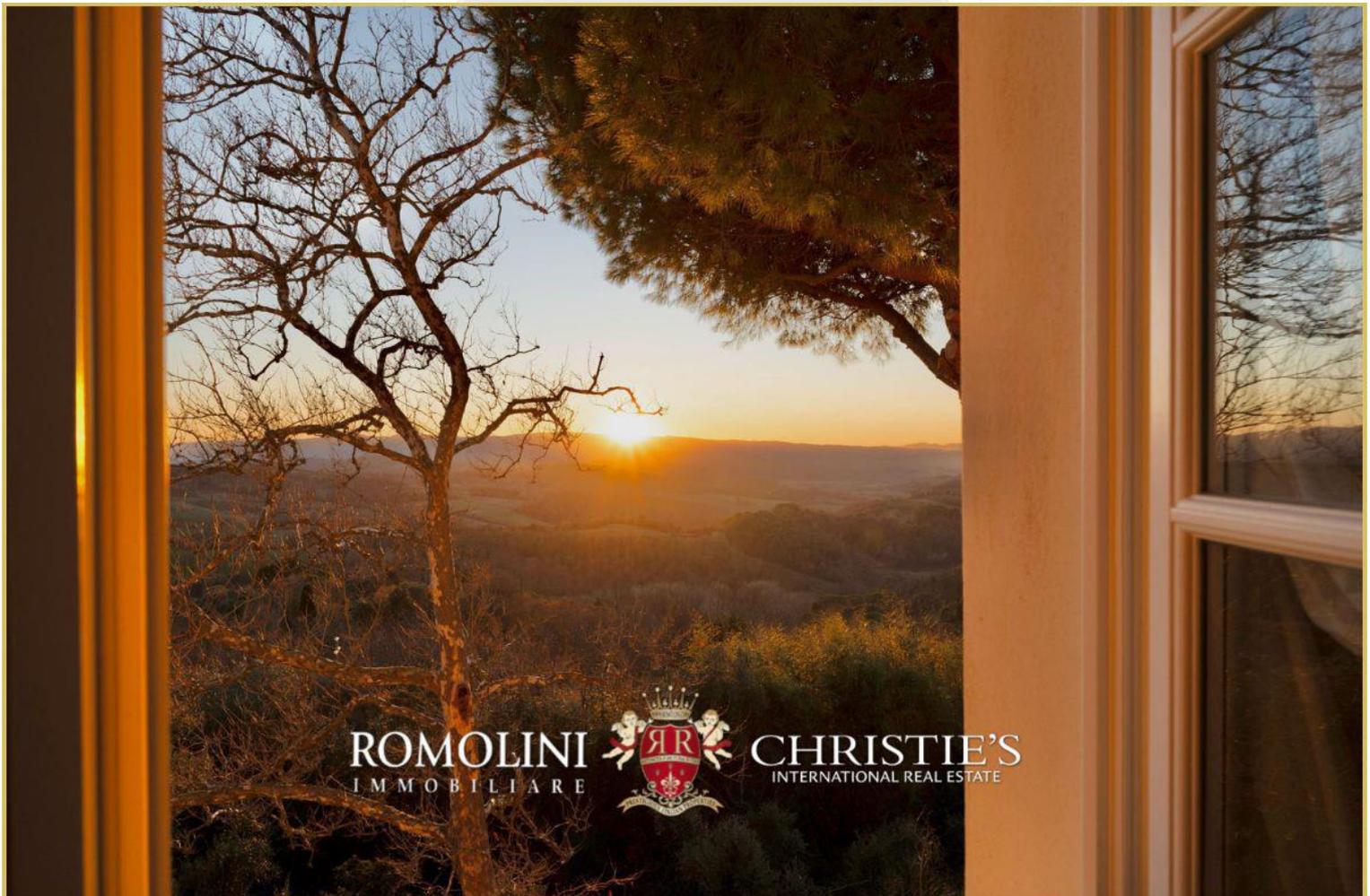
ROMOLINI IMMOBILIARE



CHRISTIE'S INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com