

Ref. 2514 – CASTEL MIRAVISTA

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TUSCAN CASTLE FOR SALE WITH PANORAMIC VIEWS OF THE CENTER OF FLORENCE

Bagno a Ripoli – Florence – Tuscany**VIEW ON OUR WEBSITE****Interiors**
2,095 sqm**Bedrooms**
18**Bathrooms**
21**Period**
12th century**Total land**
25.3 ha

In the hills of Florence, in a very scenic location east of the city's historic center, 12th-century medieval castle for sale. The building has been entirely renovated, preserving most of the original finishes and adding modern details and state-of-the-art amenities for guests. The complex currently houses 18 bedrooms, divided among the various buildings, and is surrounded by 25.3 hectares of land covered mostly by woods.

SUMMARY OF THE PROPERTY

REFERENCE #: 2514 – CASTEL MIRAVISTA

TYPE: 12th-century castle

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (2 km)

INTERIORS: 2,095 square meters (22,541 square feet)

TOTAL ROOMS: 38

BEDROOMS: 18

BATHROOMS: 21

ANNEXES: guesthouses, church

MAIN FEATURES: stone walls, terracotta floors, wooden beams, original stone fireplaces, historic cellars, tower to be restored, elevator, covered car spots, panoramic gardens, paved terraces, olive groves

EXTERIORS: 25.3 hectares (52.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

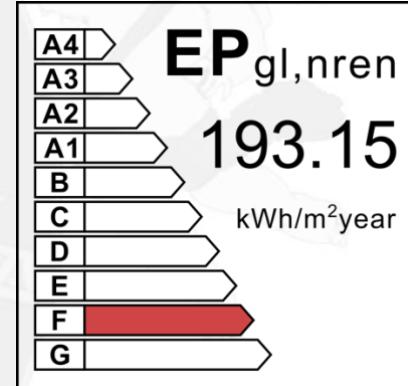
WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: gasoil

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Bagno a Ripoli (5km; 10'), Fiesole (8km; 20'), Florence (9km; 15'), Impruneta (20km; 25'), San Gimignano (61km; 1h), Montecatini Terme (63km; 45'), Arezzo (75km; 55'), Siena (77km; 1h), Volterra (89km; 1h 35'), Lucca (90km; 1h), Pisa (99km; 1h 20'), Montepulciano (112km; 1h 25'), Pienza (118km; 1h 35'), Forte dei Marmi (123km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (28km; 30'), Pisa G. Galilei (95km; 1h 10'), Bologna G. Marconi (119km; 1h 25'), Perugia San Francesco (159km; 1h 45'), Roma Ciampino (285km; 2h 50'), Roma Fiumicino (302km; 3h)

CASTEL MIRAVISTA

In the hills of **Florence**, in a very scenic location east of the city's **historic center**, **12th-century medieval castle** for sale. The building has been entirely renovated, preserving most of the original finishes and adding modern details and state-of-the-art amenities for guests. The complex currently houses **18 bedrooms**, divided among the various buildings, and is surrounded by **25.3 hectares of land** covered mostly by woods.

From the garden, and mostly from the upper floors, the property enjoys a stunning view that spans from Florence (whose monuments are well recognizable) to the hills that surround the castle.

The property is about 20' from the **historic center of Florence**, visible in the distance from the building, and less than 10' from **Bagno a Ripoli**, where most services are available. The unpaved road (about 2 km) leads directly to the municipal road network, and from here most of the historic cities of **Tuscany** can be reached in less than an hour and a half (San Gimignano, Arezzo, Siena, Montepulciano, Pienza, Lucca...).

DESCRIPTION OF THE BUILDINGS

The **castle** (1,465 sqm – 15,763 sqft, 8 bedrooms and 13 bathrooms), dating in its original form to the **12th century**, is an imposing stone building on three floors plus the tower (entirely to be restored). The basement still houses the old cellars, as well as a wing of the building now converted into a garage. The ground floor, accessed from various points, is entirely given over to living areas with large reception rooms, kitchens and lounges. The second floor, on the other hand, is mostly dedicated by guest bedrooms and bathrooms. The building can be used either as a single residence or divided into independent apartments for rent.

The building is then completed by **four outbuildings** (630 sqm – 6,778 sqft, 10 bedrooms and 8 bathrooms), which are very suitable for hosting guests in a historically interesting and very quiet setting:

- **Casa Dante** (200 sqm – 2,152 sqft, 3 bedrooms and 3 bathrooms) is a trapezoidal-shaped building on two floors consisting of an entrance hall, living room with kitchen and pantry, three bedrooms and three bathrooms;
- **Casa Beatrice** (190 sqm – 2,044 sqft, 3 bedrooms and 2 bathrooms) is a two-story farmhouse consisting of large living room, dining room, kitchen with pantry, checkroom, three bedrooms and two bathrooms;
- **Casa Alighiero** (90 sqm – 968 sqft, 1 bedroom and 1 bathroom) is a small one-story outbuilding consisting of living room with kitchen, bedroom and bathroom;
- The **church** (150 sqm – 1,614 sqft, 3 bedrooms and 2 bathrooms), now deconsecrated, has been converted into a charming two-story guesthouse consisting of living area with kitchen, living room, three bedrooms and two bathrooms.

The property has been expertly renovated preserving most of the original finishes but adding modern touches and refined elements that create a unique blend of historic and modern. The tower, accessible by elevator, is in need of complete renovation but could accommodate a beautiful panoramic room with private bathroom.

EXTERIORS

The castle is embellished by about **3,500 square meters of gardens**, placed around the various buildings and embellished with paved panoramic terraces overlooking the surrounding hills.

Most of the property is then covered by woodland (14.3 ha) that surround the castle on all sides, providing great privacy and shelter from any noise. Olive trees are distributed on about 6.2 ha while arable land covers the remaining part (2.7 ha).



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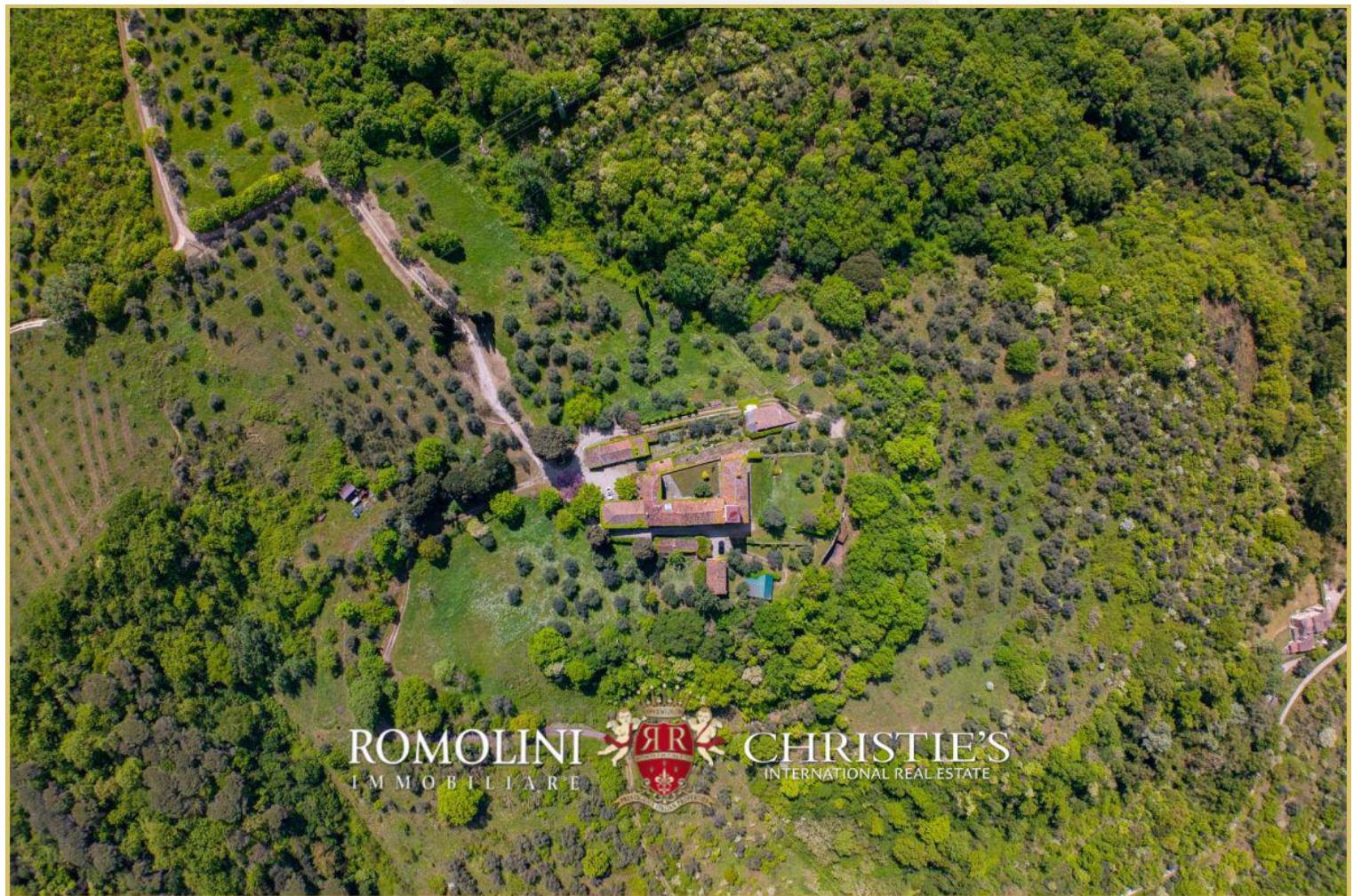
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

(+39) 0575 788 948

www.romolini.com

info@romolini.com