

Ref. 2617 – **CASA DEL CONVENTO**www.romolini.co.uk/en/2617

HISTORIC HOUSE FOR SALE IN A 14TH-CENTURY CONVENT JUST OUTSIDE FLORENCE, TUSCANY

San Casciano in Val di Pesa – Florence – Tuscany**VIEW ON OUR WEBSITE****Interiors**
331 sqm**Bedrooms**
4**Bathrooms**
4**Garden**
3,700 sqm**Courtyard**
125 sqm

On the hills of Chianti, not far from San Casciano in Val di Pesa and Florence, stunning house for sale in a 14th-century monastery. The property is composed of two independent units, each with its own original finishes, for a total of 4 bedrooms in a really impressive and refined context. Both properties enjoy a cozy paved courtyard and a 3,700-sqm private garden which is also ideal for event and ceremonies.

SUMMARY OF THE PROPERTY

REFERENCE #: 2617 – CASA DEL CONVENTO

TYPE: apartments in a 14th-century convent

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 331 square meters (3,562 square feet)

TOTAL ROOMS: 14

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original stone fireplaces, vaulted ceilings, convent frescoed cloister, private gated courtyard, exclusive garden, original outdoor oven

EXTERIORS: 3,820 square meters (0.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

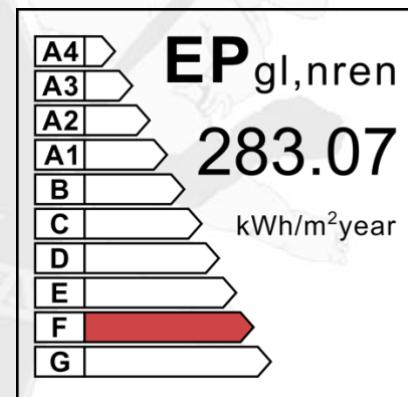
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), San Casciano in Val di Pesa (9km; 10'), Greve in Chianti (18km; 25'), Castellina in Chianti (25km; 30'), Florence (27km; 40'), San Gimignano (38km; 40'), Monteriggioni (39km; 40'), Siena (56km; 50'), Pisa (85km; 1h 15'), Arezzo (89km; 1h 10'), Montalcino (93km; 1h 30'), Montepulciano (122km; 1h 30'), Pienza (122km; 1h 40'), Forte dei Marmi (127km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (37km; 35'), Pisa G. Galilei (82km; 1h 10'), Bologna G. Marconi (120km; 1h 30'), Perugia San Francesco (173km; 2h), Forlì L. Ridolfi (198km; 2h 10'), Roma Ciampino (300km; 3h), Roma Fiumicino (314km; 3h 10')

CASA DEL CONVENTO

On the hills of **Chianti**, not far from **San Casciano in Val di Pesa** and **Florence**, **stunning house** for sale in a **14th-century monastery**. The property is composed of two independent units, each with its own original finishes, for a total of 4 bedrooms in a really impressive and refined context. Both properties enjoy a cozy **paved courtyard** and a **3,700-sqm private garden** which is also ideal for event and ceremonies.

The closest town is just 2 km away and provide basic amenities for everyday needs, while the town of San Casciano Val di Pesa can be reached in just 10' by car. The location of the property is very convenient and relatively close to many of the best-known historic cities of **Tuscany** such as Florence, Siena, Pisa, Arezzo, Montepulciano and Pienza.

DESCRIPTION OF THE PROPERTY

As mentioned by the notable historian Giampiero Carocci, the property is part of a beautiful **14th-century monastery** built in the years following **1360** fulfilling a wish by the late **Andrea dei Buondelmonti**, whose family already owned three castles in the area. The idea was to create a suitable “home” for the **Augustinian friars**. Over the century the monastery ended up in private hands and was ultimately divided into multiple apartments and dwellings.

This house is set on the eastern side of the convent, right next to the old church, and is itself split into two separate and independent units connected by a stunning paved courtyard.

The **northern apartment** (238 sqm – 2,561 sqft, 2 bedrooms and 2 bathrooms) shares a wall with the church: the main door in the courtyard opens into a small entrance room connected to the main corridor of the house: from here one can reach the first bedroom, originally the church sacristy, in the easternmost corner (with exit onto the garden); the entrance to the master bedroom is framed in *pietra serena* and etched with the date of the second church renovation – 1670. Going the opposite direction, the corridor leads to a bathroom, the second bedroom and finally to a spacious dining/living area with cooking corner. This room is connected on one side to a second bathroom, on the other to a reading room with a door leading to the beautiful **cloister** of the convent, shared with other tenants and still bearing traces of the original frescoes. A staircase descends from the reading room to the original crypt of the church, which has been converted into a beautiful 70-sqm living room with exposed vaulted ceilings. Another staircase leads further down to a large storage room and a short tunnel that ends in the monastery's original *cantina*.

The **southern apartment** (93 sqm – 1,001 sqft, 2 bedrooms and 2 bathrooms), across the courtyard, has independent access from the garden, crossing an ample patio used as an outdoor dining space. The main door leads into the living/dining room, which is connected to the kitchen on one side and to the first bedroom with en-suite bathroom on the other. Through the kitchen one can then reach the second bedroom, also with its own bathroom.

The **125-sqm courtyard** between the two houses has been carefully decorated with plants and flowers to create a private corner of heaven where one can spend the evening and even have *al fresco* dinners during summer. This area is closed off by a wall with a metal gate, ensuring further privacy.

Outside the courtyard gate, the property features a lush **3,700 sqm garden** with a very convenient car entrance directly from the main road. The area is dotted with olive trees, pomegranates, figs, plums, rosemary, bushes and colorful flowers and could potentially be used as an event venue thanks to the beautiful backdrop offered by the historical convent.







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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