

Ref. 2682 – **TENUTA VALDELSA**

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PERIOD MANSION WITH CHIANTI VINEYARDS FOR SALE IN CERTALDO, TUSCANY

Certaldo – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
2,129 sqm

Bedrooms
17

Bathrooms
14

Swimming pool
12 x 8.5 m

Total land
7.1 ha

Vineyards
8,000 sqm

Olive grove
200 trees

In the heart of Tuscany, in a panoramic and reserved position but less than 2 km from a medieval town with all services, prestigious estate with historic villa, cellars, vineyard and olive grove. The property (about 2,129 sqm) has several buildings, to be used partly for hospitality (5 suites and 12 bedrooms) and partly for the farm's agricultural production. Notable features of the farm include the vineyard (8,000 sqm), olive grove (200 trees), chapel and swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 2682 – TENUTA VALDELSA

TYPE: estate with historical villa

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (290 m)

INTERIORS: 2,129 square meters (22,907 square feet)

TOTAL ROOMS: 40

BEDROOMS: 17

BATHROOMS: 14

ANNEXES: chapel, cellar, guesthouse, storages

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, frescoed walls, original fireplaces, manorial chapel, wine cellar, swimming pool, park, olive grove, Chianti DOCG vineyards

EXTERIORS: 7.1 hectares (17.5 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: 12 x 8,5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 4') Certaldo (15km; 20'), San Gimignano (16km; 20'), Volterra (25km; 30') Poggibonsi (26km; 30'), San Miniato (28km; 30'), Siena (57km; 50'), Lucca (61km; 1h 15'), Pisa (65km; 1h), Livorno (70km; 1h 10'), Florence (72km; 1h 10'), Montalcino (95km; 1h 30'), Montepulciano (117km, 1h 35'), Cortona (127km; 1h 40'), Perugia (162km; 2h), Assisi (186km; 2h 20'), Spello (189km; 2h 15'), Todi (204km; 2h 30') Gubbio (212km; 2h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (58km; 50'), Pisa G. Galilei (62km; 55'), Grosseto C. Baccarini (127km; 1h 40'), Bologna G. Marconi (146km; 1h 40'), Perugia San Francesco (171km; 2h 5'), Rimini F. Fellini (269km; 2h 55'), Roma Ciampino (299km; 3h 15'), Roma Fiumicino (313km; 3h 20')

TENUTA VALDELSA

In the heart of **Tuscany**, in a panoramic and reserved position but less than 2 km from a **medieval town** with all services, prestigious estate with historic villa, cellars, vineyard and olive grove. The property (about 2,129 sqm) has several buildings, to be used partly for hospitality (5 suites and 12 bedrooms) and partly for the farm's agricultural production. Notable features of the farm include the **vineyard** (8,000 sqm), **olive grove** (200 trees), chapel and swimming pool. Restaurants, cafes and supermarkets are also within walking distance (about 2 km). Important art cities of Tuscany such as San Gimignano, Volterra, and Siena can be reached by car in less than an hour. The beaches of the **Tuscan coast** can be reached in about an hour and twenty minutes, while golf lovers can find a major golf course 14 km away.

DESCRIPTION OF THE BUILDINGS

The **historic villa** (933 sqm – 10,039 sqft, 9 bedrooms and 10 bathrooms) is a large stately building from the Renaissance period, structured on five floors: on the lower levels are the living areas with lounges, service rooms and kitchens, while the upper floors house the sleeping areas for a total of nine bedrooms and ten bathrooms. The villa was formerly the heart of an accommodation business but is currently in need of major consolidation and restoration works.

The **aristocratic chapel** (62 sqm – 667 sqft) is located a few steps from the villa and consists of three rooms housing beautiful frescoes, the original altars and an elegant marble inlay floor. The building is in need of renovation.

The **wine cellar** (673 sqm – 7,241 sqft) is a large underground building with a large processing area and numerous fermentation vats. The structure is developed lengthwise with rooms on the sides of a central corridor, which facilitates operations. The production capacity is around 3,000 hl of wine per year (about 400,000 bottles).

The **guesthouse** (331 sqm – 3,561 sqft, 8 bedrooms and 4 bathrooms) is built directly above the wine cellar and is a two-story building. On the ground floor is a large warehouse for product storage, while the rest of the building is divided into two apartments:

- **Apt. A:** living room with dining area, kitchen, two bedrooms and two bathrooms;
- **Apt. B:** living room with dining area and kitchenette, six bedrooms and two bathrooms.

Two agricultural warehouses (total 130 sqm – 1,399 sqft) complete the property.

EXTERIORS

The estate covers a total area of about **7.1 hectares (17.5 acres)**, including a garden (8,700 sqm), arable land (3.8 hectares), an **olive grove** with about **200 olive trees** (1.6 ha) and a **Chianti DOCG vineyard** (8,000 sqm).

Next to the villa is a **12 x 8.5 m swimming pool**, surrounded by a grass sunbathing area and tall trees that provide excellent privacy. The property also features a large paved terrace, partially covered, where one can relax and admire the view.

USE AND POTENTIAL USES

Due to its large size and enviable location, the property can be used as an accommodation business with 28 beds available. From 1997 to 2020, half-board group sports vacations with in-house catering (up to 35 guests) were organized in the property. Between 2021 and 2022, the historic villa was listed as a "Period Residence" in Tuscany.



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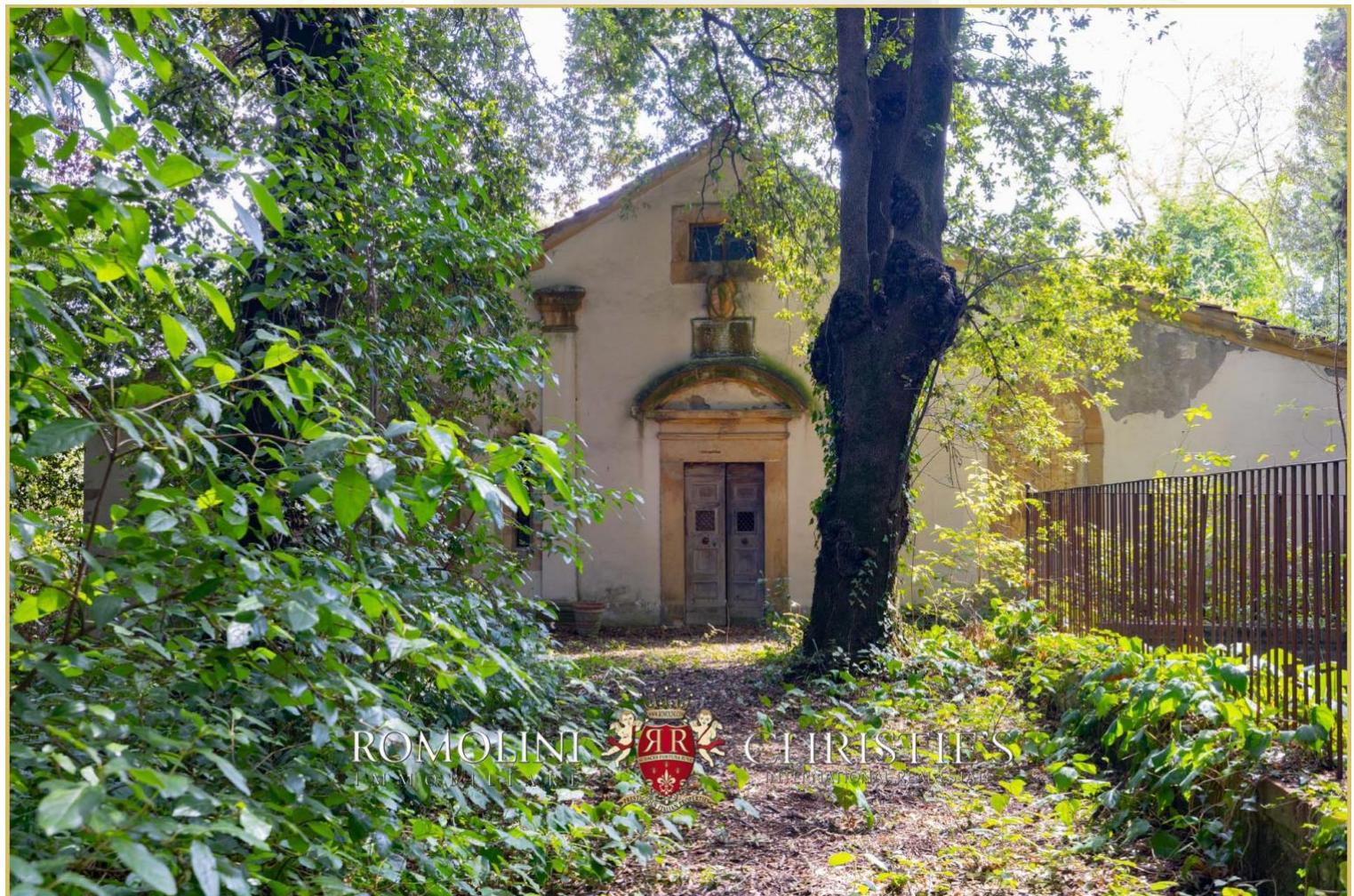


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