

Ref. 2726 – VILLA CARMIGNANO

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LUXURY VILLA WITH VINEYARDS FOR SALE IN CARMIGNANO, TUSCANY

Carmignano – Florence – Tuscany



Interiors 1,106 sqm	Bedrooms 10	Bathrooms 10	Swimming pool 20 x 8 m
Total land 4.0 ha	Vineyards 1.5 ha	Bottles of wine 5,000 max	Olive grove 458 trees

On the hills of Tuscany, between Carmignano and Poggio a Caiano, country villa with vineyard for sale. The property consists of a large main villa, two guesthouses and several garages for a total of more than 1,000 sqm that could be exploited either as a luxury private home or as an accommodation business. An English-style park of 15,500 sqm, olive grove (458 trees) and IGT vineyard (1.5 ha) complete the property.

SUMMARY OF THE PROPERTY

REFERENCE #: 2726 – VILLA CARMIGNANO

TYPE: villa

CONDITION: restored (2001)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,106 square meters (11,900 square feet)

TOTAL ROOMS: 30

BEDROOMS: 10

BATHROOMS: 10

ANNEXES: guesthouses, garages

MAIN FEATURES: original terracotta floors, wooden beams, fireplaces, porch, panoramic terraces, guesthouses, garages, terraced garden, swimming pool, IGT vineyards, olive grove, tree-lined driveway

EXTERIOR: 4.0 hectares (9.9 acres)

VINEYARDS: 1.5 hectares (3.7 acres)

WINE PRODUCTION: 5,000 bottles / year

OLIVE GROVE: 458 trees

GARDEN: yes, well maintained

SWIMMING POOL: 20 x 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Carmignano (2km; 5'), Poggio a Caiano (3km; 5'), Prato (14km; 15'), Florence (24km; 25'), Pistoia (28km; 35'), Montespertoli (29km; 40'), San Casciano in Val di Pesa (32km; 45'), Vinci (38km; 45'), San Gimignano (61km; 1h 15'), Lucca (66km; 1h), Pisa (74km; 1h 15'), Colle di Val d'Elsa (75km; 1h 10'), Siena (99km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (18km; 20'), Pisa G. Galilei (72km; 1h), Bologna G. Marconi (104km; 1h 30'), Perugia San Francesco (191km; 2h 25'), Roma Ciampino (318km; 3h 30'), Roma Fiumicino (332km; 3h 35')

VILLA CARMIGNANO

On the hills of **Tuscany**, between **Carmignano** and **Poggio a Caiano**, country **villa** with vineyard for sale. The property consists of a large **main villa**, **two guesthouses** and several **garages** for a total of more than 1,000 sqm that could be exploited either as a **luxury private home** or as an **accommodation business**. An English-style park of 15,500 sqm, olive grove (458 trees) and **IGT vineyard** (1.5 ha) complete the property.

The location of the property is very convenient, accessible directly via paved municipal roads, and has all the necessary services in the nearby towns of Carmignano and Poggio a Caiano, both less than five minutes away by car. The location in the Florentine countryside also ensures a quick connection to much of **Tuscany** and its cities of art (Florence, San Gimignano, Siena, Volterra...).

DESCRIPTION OF THE BUILDINGS

The **villa** (674 sqm – 7,252 sqft, 7 bedrooms and 7 bathrooms) is a large building on four staggered floors, entirely restored in 2001:

- **Lower ground floor:** entrance hall, kitchen, two bedrooms, two bathrooms, technical room, laundry room and cellars;
- **Upper ground floor:** entrance hall with porch, large living room with terrace, dining room and bedroom with private bathroom;
- **First floor:** hallway and three bedrooms with private bathroom;
- **Second floor:** bedroom with bathroom and attic with exit to the terrace.

Guesthouse A (133 sqm – 1,431 sqft, 2 bedrooms and 2 bathrooms) is structured on one floor and is currently divided into two independent apartments:

- **Apt. N°1** (71 sqm – 764 sqft): living room, kitchen, bedroom and bathroom;
- **Apt. N°2** (62 sqm – 667 sqft): living room, kitchen, bedroom and bathroom.

Guesthouse B (45 sqm – 484 sqft, 1 bedroom and 1 bathroom) is located immediately behind the villa, just beyond a paved yard, and consists of living room with kitchen, small sitting room, bedroom and bathroom.

A **wine cellar** (83 sqm – 893 sqft), a **garage** (63 sqm – 678 sqft) and two **carports** (108 sqm – 1,162 sqft) complete the property.

The villa is surrounded by a beautiful **park of 15,500 sqm**, well-maintained and distributed on terraces that allow to make the most of all the available surface. Access to the property is directly from the municipal road through two gates that lead directly to the garages.

Downstream from the house, following a tree-lined road with cypresses, one reaches the **18 x 7 m swimming pool** with terracotta sunbathing area.

EXTERIOR

Agriculturally, the farm can count on a **SuperTuscan IGT vineyard** (1.5 ha) for the production of **5,000 bottles of wine** per year and an **olive grove** (about 1.0 for a total of 458 trees) that allow the production of an excellent extra virgin olive oil.

The wine is sold, in addition to the domestic market, in the United States where it is on the wine list of several California restaurants.



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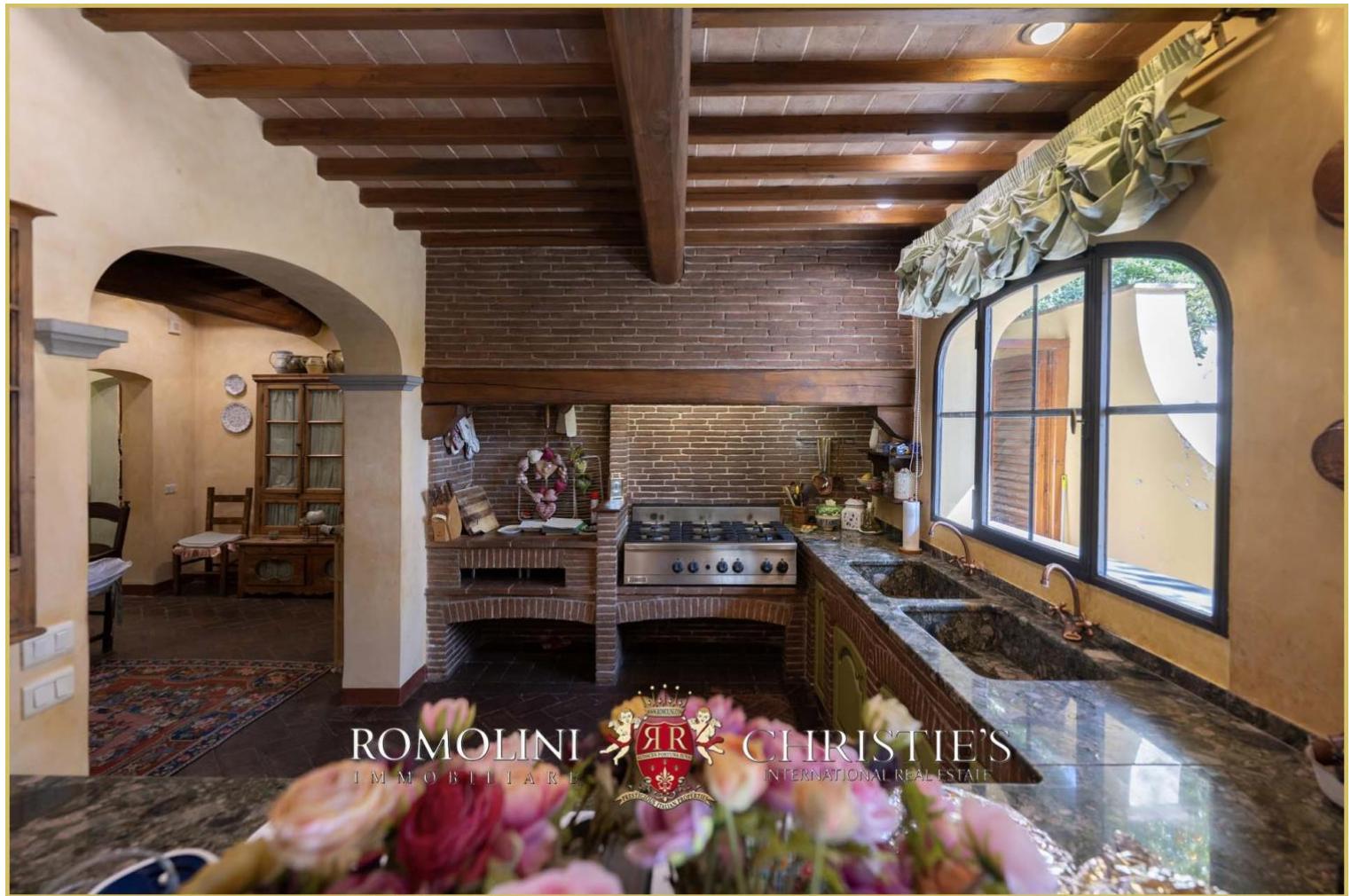
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