

Ref. 2767 – CASTELLETTO IMPRUNETA

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SMALL CASTLE TO BE RESTORED FOR SALE IN IMPRUNETA, TUSCANY

Impruneta – Florence – Tuscany**Interiors**
400 sqm**Bedrooms**
6**Bathrooms**
4**Park**
1.6 ha

On the first hills of Chianti, not far from Impruneta, small castle to be restored for sale. The building needs major renovation and modernization works but could be a great starting point for a small charming accommodation business in one of the most sought-after places in Tuscany.

SUMMARY OF THE PROPERTY

REFERENCE #: 2767 – CASTELLETTO IMPRUNETA

TYPE: small castle

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (170 m)

INTERIORS: 400 square meters (4,302 square feet)

TOTAL ROOMS: 22

BEDROOMS: 6

BATHROOMS: 4

ANNEXES: guesthouse, storages

MAIN FEATURES: stone and brick walls, terracotta, marble and *graniglia* floors, stone staircase, manorial chapel, decorated columns, painted ceilings, panoramic terraces, garden, *belvedere*, olive trees

EXTERIOR: 1.6 hectares (3.9 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 464.36 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Greve in Chianti (13km; 15'), Florence (17km; 25'), San Casciano in Val di Pesa (19km; 25'), Montespertoli (31km; 35'), San Gimignano (50km; 50'), Siena (69km; 55'), Pisa (95km; 1h 20'), Montalcino (106km; 1h 35'), Montepulciano (115km; 1h 25'), Pienza (123km; 1h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (31km; 30'), Pisa G. Galilei (92km; 1h 10'), Bologna G. Marconi (113km; 1h 25'), Roma Ciampino (293km; 3h), Roma Fiumicino (308km; 3h)

CASTELLETTO IMPRUNETA

On the first hills of **Chianti**, not far from **Impruneta**, **small castle** to be restored for sale. The building needs major renovation and modernization works but could be a great starting point for a **small charming accommodation business** in one of the most sought-after places in **Tuscany**.

The property is easily reached from the municipal road system via a **short stretch of unpaved road** (170 m) that leads directly in front of the main building. The location is very convenient as it is less than 2 km from a small town with all basic services and less than half an hour from the center of **Florence**. However, the proximity to the city does not detract from the great tranquility of the area, which is characterized by few buildings and the absence of busy roads.

DESCRIPTION OF THE PROPERTY

The **castle** (290 sqm – 3,120 sqft, 4 bedrooms and 3 bathrooms) is a building developed mainly in height, decorated with friezes and crenellations, arranged on four floors connected internally by various staircases. On the ground floor, accessible from the numerous doors in the garden, are the living areas, with cozy decorated rooms, and a private chapel. Going up the staircase one initially reaches a terrace (63 sqm, accessible by a door at mid-ramp) and then the sleeping area on the first floor, where four bedrooms could be obtained (one of which has an exclusive terrace of 12 sqm). Going up further we instead find ourselves in the tower proper: on the second floor we find a room with access to the large panoramic terrace (90 sqm), on the third another room with access to the panoramic terrace in the turret (15 sqm).

Next to the tower there is a **guesthouse** (90 sqm – 968 sqft, 2 bedrooms and 1 bathroom) on two floors: in the basement there are the cellars (two rooms), while on the ground floor you could easily make a small independent house with living room, two bedrooms and bathroom.

Also part of the property are a small **agricultural outbuilding** (10 sqm – 107 sqft) and the **former pigsty** (10 sqm – 107 sqft), both usable as storage for tools.

The tower is surrounded by a tree-lined **park of 15,980 sqm** that also includes a **small olive grove** (to be recovered but with good production potential). The wooded part (about 8,000 sqm) could be easily reclaimed and cleared to further expand the park. In front of the building is a **chemin-de-ronde** with several panoramic terraces, the famous **Belvederi**, overlooking the vineyards and Chianti hills: the castle in actually enjoys a privileged position on top of a hill, which allows for uninterrupted views of the surrounding countryside.



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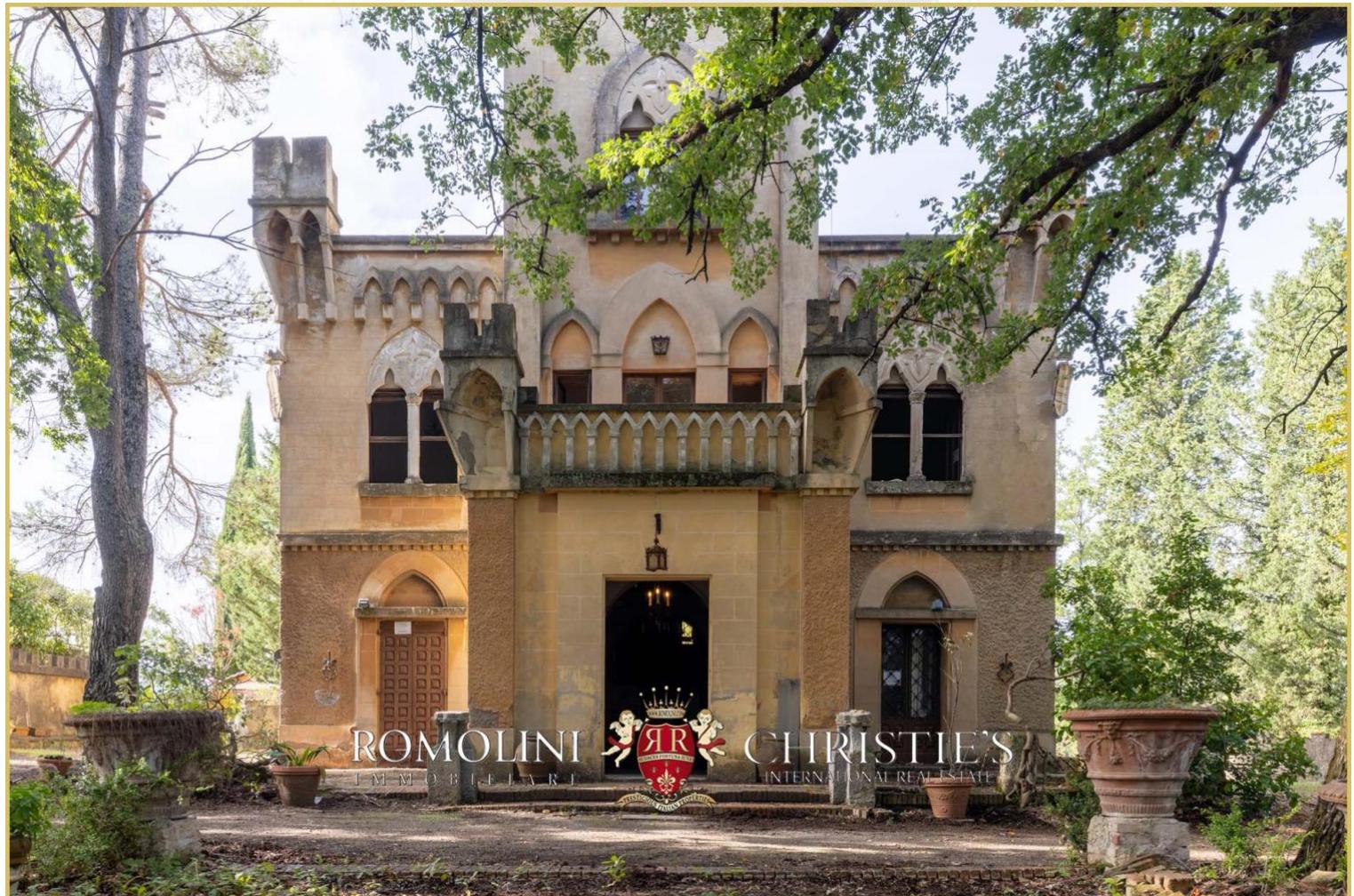
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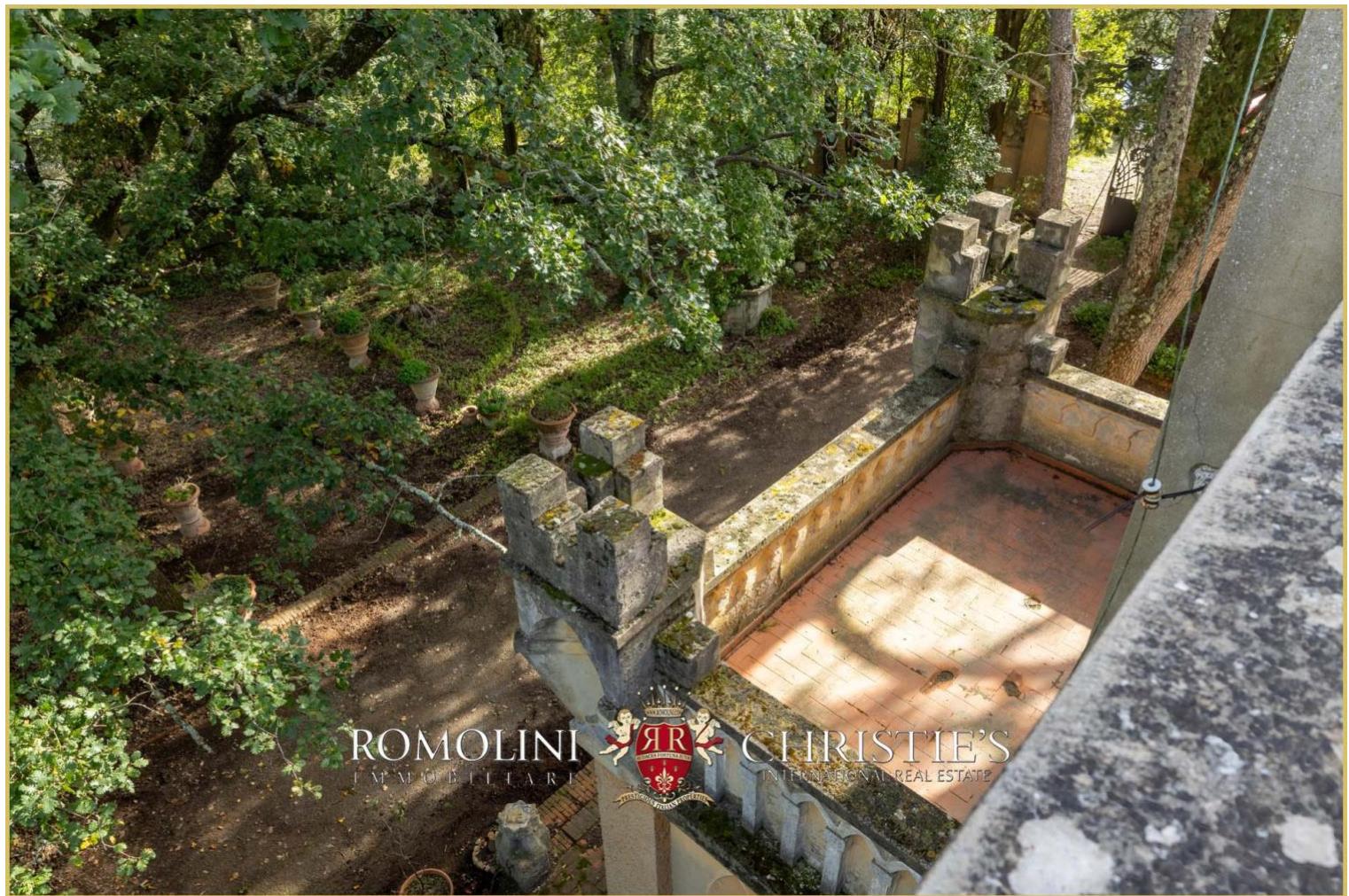
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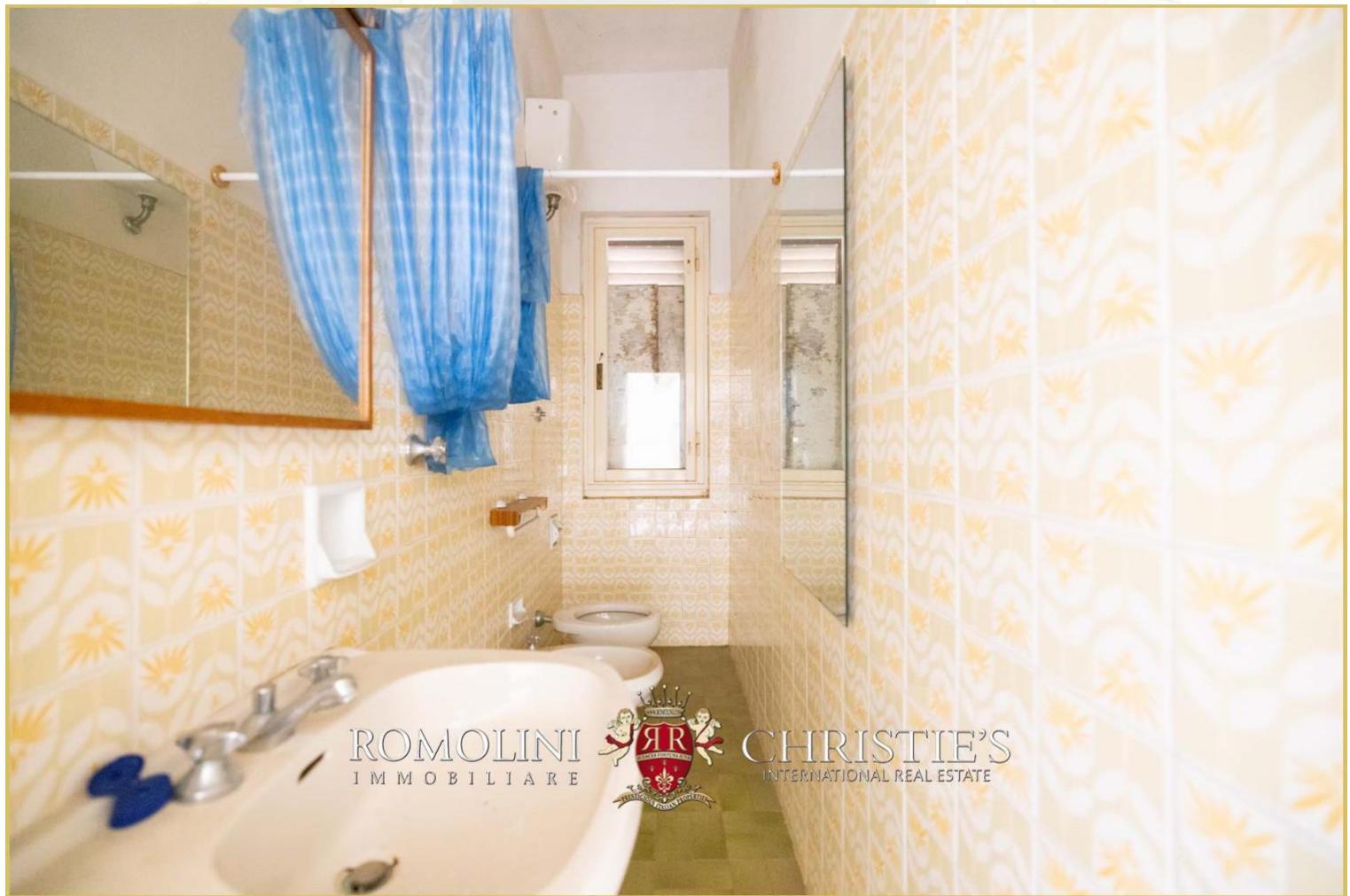
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