

Ref. 2774 – **TENUTA RIGNANO**www.romolini.com/en/2774

ESTATE WITH AGRITURISMO AND OLIVE GROVE FOR SALE IN TUSCANY, 30' FROM FLORENCE

Rignano sull'Arno – Florence – Tuscany**Interiors**
1,130 sqm**Bedrooms**
12**Bathrooms**
10**Swimming pool**
20 x 8 m**Total land**
36.3 ha**Olive grove**
6,000 trees

In the heart of the Tuscan countryside, only half an hour from Florence, 36.3-hectare olive farm for sale. The property consists of several rustic buildings (over 1,100 square meters in total) that include three restored houses, a farmhouse to be renovated and the farm's oil mill. The heart of the agricultural activity is the olive grove with 6,000 trees that allows the production of an excellent organic oil.

SUMMARY OF THE PROPERTY

REFERENCE #: 2774 – TENUTA RIGNANO

TYPE: olive oil estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,130 square meters (12,159 square feet)

TOTAL ROOMS: 23

BEDROOMS: 13

BATHROOMS: 10

ANNEXES: several residential buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, wooden fixtures, fireplaces, garden, organic olive grove, olive mill, fruit orchard, panoramic swimming pool, stone sunbathing area, timber woodland

EXTERIOR: 36.3 hectares (89.7 acres)

OLIVE GROVE: 6,000 trees

GARDEN: yes, well maintained

SWIMMING POOL: 20 × 9 m

ELECTRICITY: already connected

WATER SUPPLY: private well + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 181.27 kWh/m²year)

HEATING SYSTEM: radiators + stoves

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Figline e Incisa Valdarno (8km; 10'), Florence (23km; 30'), Arezzo (58km; 50'), Colle di Val d'Elsa (74km; 1h), Siena (78km; 1h 15'), San Gimignano (80km; 1h 15'), Monteriggioni (72km; 1h), Montepulciano (90km; 1h 10'), Pienza (98km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (55km; 45'), Pisa G. Galilei (115km; 1h 25'), Bologna G. Marconi (136km; 1h 30'), Roma Ciampino (268km; 2h 40'), Roma Fiumicino (283km; 2h 45')

TENUTA RIGNANO

In the heart of the Tuscan countryside, only half an hour from **Florence**, **36.3-hectare olive farm** for sale. The property consists of several rustic buildings (over 1,100 square meters in total) that include three restored houses, a farmhouse to be renovated and the farm's oil mill. The heart of the agricultural activity is the **olive grove** with **6,000 trees** that allows the production of an excellent organic oil.



The proximity to the main road also makes it easy to move around all of **Tuscany**, you can quickly reach **Florence** (20 km) and from here you can then reach the most famous and renowned art cities of the region (Arezzo, Siena, San Gimignano, etc.).

The **A1 highway** is only a 10' drive away and makes it easy to reach all destinations. The nearby railroad is extremely convenient, with trains every hour that make it possible to reach Florence in about 30', avoiding traffic and parking problems and making it easier to reach other destinations.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (216 sqm – 2,324 sqft, 4 bedrooms and 3 bathrooms), fully renovated, is a stone and brick building in rustic style with wooden beams and panoramic views. The house has two floors:

- **Ground floor:** dining room with kitchen, double living room with fireplace and reading corner, all with direct access from outside;
- **First floor:** master bedroom with en-suite bathroom, two additional bedrooms with shared bathroom and independent mini-apartment with kitchenette and bathroom.

Attached to the farmhouse, but totally independent from it (although potentially connectable with the opening of a single wall), is a **barn** (153 sqm – 1,646 sqft, 2 bedrooms and 1 bathroom), also on two floors and entirely renovated:

- **Ground floor:** living room with a window overlooking the garden, eat-in kitchen and

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cellar/den;

- **First floor:** two bedrooms and bathroom.

The **guesthouse** (66 sqm – 710 sqft, 1 bedroom and 1 bathroom) is a lovely single-story building that houses a very bright studio apartment with kitchenette and bathroom. Large windows open to the garden and the building is perfect for hosting guests.

Another **farmhouse** (425 sqm – 4,573 sqft, 3 bedrooms and 2 bathrooms), entirely to be renovated, offers ample space for a tourist development of the property. The building, in rustic style, is on two floors with large cellars on the ground floor and a spacious apartment on the first floor consisting of a kitchen with porch, living room, three bedrooms and two bathrooms.

Completing the property is the **farm building** (270 sqm – 2,906 sqft, 3 bedrooms and 3 bathrooms), which houses in one wing the oil mill with a bathroom for employees, a shed for vehicles and a basement storage room for the finished product. The other wing, however, is occupied by a large apartment consisting of living area with kitchen, three bedrooms and two bathrooms.

The buildings are surrounded by a **well-maintained 5,100-sqm garden** that houses the **20 x 9 m panoramic swimming pool** and several shaded areas in which to relax in summer. The stone plaza connecting the buildings to the pool is also a very scenic location for events and weddings. A 300,000-liter underground cistern allows spring water to be stored to irrigate the garden.

EXTERIOR AND AGRICULTURAL PRODUCTION

The property covers about **36.3 hectares (89.7 acres)** in a hilly position with excellent sun exposure. Excluding the garden, much of the farm is devoted to **olive groves** (16.3 ha) with **6,000 trees** that produce an excellent extra virgin olive oil processed directly on the farm. Cultivation is by **ICEA-certified organic methods**.

A small **orchard** (about 4,200 sqm) was then planted in the middle of the olive trees, while the rest of the farm is covered by **logging forests** (13.9 ha) and **walnut groves** (5.1 ha). Among the trees is the natural spring on the property.



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