

Ref. 2806 – **BORG DONATELLO**

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RURAL HAMLET WITH CHURCH FOR SALE IN CHIANTI RUFINA, ONE HOUR FROM FLORENCE

Rufina – Florence – Tuscany



Interiors
960 sqm

Bedrooms
25+

Bathrooms
21+

Total land
2.0 ha

Swimming pool
14 x 7 m

On the hills of Florence, in the Chianti Rufina area, rural hamlet of 960 sqm for sale. The property is made up prevalently of buildings dating back to the 19th century, fully and finely restored to preserve those characteristics typical to Tuscan countryside structures. Currently, the buildings are intended to welcome tourists who can find a huge selection of activities to enjoy in the surrounding area, immersed in nature and characterized by views of rare beauty.

SUMMARY OF THE PROPERTY

REFERENCE #: 2806 – BORGO DONATELLO

TYPE: rural hamlet

CONDITIONS: fully restored

LOCATION: hilly

ACCESS: excellent

INTERIORS: 960 square meters (10,329 square feet)

TOTAL ROOMS: 35

BEDROOMS: 20

BATHROOMS: 11

ANNEXES: several buildings

MAIN FEATURES: Agriturismo, swimming pool, solarium, olive grove, B&B, terracotta floors, wooden beams, masonry fireplaces, masonry arches, stone walls, church, villa

TOTAL LAND: 2.0 hectares (5.0 acres)

GARDEN: yes, well-maintained

SWIMMING POOL: 14 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Florence (38km; 55'), Arezzo (84km; 1h 20'), San Gimignano (88km; 1h 35'), Volterra (110km; 1h 55'), Siena (110km; 1h 50'), Montepulciano (117km; 1h 45'), Montalcino (144km; 2h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (63km; 1h 5'), Bologna G. Marconi (105km; 1h 30'), Pisa G. Galilei (123km; 1h 45'), Perugia San Francesco (167km; 2h 5'), Grosseto C. Baccarini (180km; 2h 30'), Roma Ciampino (295km; 3h 10'), Roma Fiumicino (310km; 3h 15')

BORGIO FIORENTINO

On the hills of **Florence**, in the **Chianti Rufina** area, **rural hamlet** of 960 sqm for sale. Currently, the various buildings present are intended to welcome tourists who can find a huge selection of activities to enjoy in the surrounding area, immersed in nature and characterized by views of rare beauty.

DESCRIPTION OF THE BUILDINGS

In a **farmhouse** (198 sqm – 2,130 sqft) fully restored in 1998 two apartments on two floors have been obtained, for a grand total of five double bedrooms.

- **Apt. N°1:** kitchen with fireplace, three bedrooms and two bathrooms;
- **Apt. N°2:** kitchen, living room, two bedrooms and a bathroom on the first floor.

In a **second farmhouse** (154 sqm – 1,657 sqft) fully restored in 1998, two one-story apartments have been obtained.

- **Apt. N°3:** living room with fireplace, kitchenette, two bedrooms and a bathroom;
- **Apt. N°4:** living room with fireplace, kitchenette, two bedrooms and bathroom.

The **apartment N°5** (133 sqm – 1,431 sqft), fully restored in 1998, is laid out onto two floors: we find a living room with sofa-bed, fireplace and kitchenette on the ground floor, while there are three double bedrooms and two bathrooms.

The **apartment N°6** (81 sqm – 872 sqft), fully restored in 1998, is laid out onto two floors: there are a living room with fireplace, sofa-bed and kitchenette on the ground floor, while we find the night-zone on the first floor with two double bedrooms and a bathroom.

The **villa** (257 sqm – 2,765 sqft), fully restored in 1998, is laid out onto two floors and split between a day-zone (ground floor) and a night-zone (first floor). The day-zone is made up of a kitchen with fireplace and oven, dining room with fireplace, three living rooms and a bathroom. The night-zone has six double bedrooms, two bathrooms plus a secondary kitchen.

Finally we find a **game room** and a **storage room** (for a total of 47 sqm – 506 sqft), a **linen room** (20 sqm – 215 sqft) directly under the villa and a former **dairy** (30 sqm – 323 sqft). The hamlet is completed by a nice small **church** dating back to the 17th century (40 sqm – 430 sqft), consecrated and currently used for religious ceremonies.

The hamlet is sold accompanied by **2.0 hectares of land** planted with gardens and dotted with olive trees. There is, however, the possibility of purchasing additional land.

STATE AND FINISHES

The property is made up prevalently of buildings dating back to the 19th century, fully and finely restored to preserve those characteristics typical to Tuscan countryside structures. External stone walls, brought back to their original beauty, clashes with plastered and painted internal walls granting brightness to the interiors. Other classy details include the beautiful wooden beams sustaining the roofs and the high-quality terracotta floors arranged in fishbone style.

The villa has light-toned parquet floors, with plastered and white-painted walls. Roofs are sustained by wooden beams which have been painted white.

Many of the apartments have masonry or stone fireplaces, perfectly restored and working.

The small church in the property (dating back to the 17th century) is still consecrated and boasts door and window frames carved in the *pietra serena* typical to the Florence area. On the inside, the altar is enriched by sculpted angels while the floors are covered in ancient terracotta tiles.





















































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