

Ref. 2807 – **BORGIO RAFFAELLO**

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## RESTORED RURAL HAMLET FOR SALE IN RUFINA, ONE HOUR FROM FLORENCE, TUSCANY

**Rufina – Florence – Tuscany**



**Interiors**  
1,106 sqm

**Bedrooms**  
14

**Bathrooms**  
8

**Total land**  
2.0 ha



On the hills of Florence, in the Chianti Rufina area, rural hamlet of 1,016 sqm for sale. The property is made up prevalently of buildings dating back to the 19<sup>th</sup> 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 #:** 2807 – BORGO RAFFAELLO

**TYPE:** rural hamlet

**CONDITIONS:** fully restored

**LOCATION:** hilly

**ACCESS:** excellent

**INTERIORS:** 1,106 square meters (10,932 square feet)

**TOTAL ROOMS:** 25

**BEDROOMS:** 14

**BATHROOMS:** 8

**ANNEXES:** several residential buildings

**MAIN FEATURES:** Agriturismo, restaurant, olive grove, B&B, terracotta floors, wooden beams, masonry fireplaces, masonry arches, stone walls, villa

**TOTAL LAND:** 2.0 hectares (4.9 acres)

**GARDEN:** yes, well-maintained

**SWIMMING POOL:** no, but possible

**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')



## BORGORAFFAELLO

On the hills of **Florence**, in the **Chianti Rufina** area, **rural hamlet** of 1,016 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.

Easily reached via an excellent linkage to the municipal road network, the property is located in an extremely comfortable location if someone wants to visit the historical cities of **Tuscany**: the Renaissance Florence, the turreted San Gimignano, the Etruscan Volterra, the medieval Siena, the two wine-cities of Montepulciano and Montalcino. Useful airports to reach the property are Florence, Bologna, Pisa, Perugia and Rome.

## DESCRIPTION OF THE BUILDINGS

In the beautiful **villa of the hamlet** (323 sqm – 3,475 sqft) two independent apartments have been obtained, each fitted with three double bedrooms.

- **Apartment N°7**: living room, kitchen, dining room, three bedrooms, bathroom and laundry;
- **Apartment N°8**: entrance hall, two living rooms, kitchen, three bedrooms, three bathroom and a laundry.

The villa is enriched on the outside by a terrace and a loggia.

In an **old country house** (103 sqm – 1,108 sqft) fully restored in 1990 there are two apartments, each fitted with two double bedrooms.

- **Apartment N°9**: kitchen, living room, two double bedrooms and a bathroom;
- **Apartment N°10**: kitchen with fireplace, living room, two bedrooms and a bathroom.

From an **old barn** (141 sqm – 1,517 sqft) restored in 2007 we obtained two apartments, each with two double bedrooms.

- **Apartment N°11**: kitchen with fireplace, living room, two bedrooms and a bathroom;
- **Apartment N°12**: kitchen with fireplace, living room, two bedrooms and a bathroom.

There is then a beautiful two-story **private restaurant** (158 sqm – 1,700 sqft), enriched by a loggia (60 sqm – 646 sqft) and an outdoor area covered in a PVC tarp (60 sqm – 646 sqft), the **barriques cellar** for wine ageing (81 sqm – 872 sqft) and **several locals** (210 sqm – 2,260 sqft) used as storage house, garage and warehouse.

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 19<sup>th</sup> 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.





























































































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