

Ref. 2821 – CASTELLO VALLOMBROSA

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NEOGOTHIC CASTLE WITH PARK FOR SALE IN VALLOMBROSA, ONE HOUR FROM FLORENCE

Reggello – Florence – Tuscany**Interiors**
4,120 sqm**Bedrooms**
Up to 35**Bathrooms**
Up to 35**Total land**
3.7 ha

On the edge of a village near the famous Vallombrosa Abbey, an hour from Florence, neo-Gothic castle with park for sale. The property is located within the Vallombrosa Biogenetic Nature Reserve, characterized by immense forests and experimental arboreta dating back to the late 19th century. The villa is a large building created in accordance with the ideals of the Romantic Middle Ages typical of the late 19th century. The park surrounding the villa covers about 3.7 hectares (9.2 acres).

SUMMARY OF THE PROPERTY

REFERENCE #: 2821 – CASTELLO VALLOMBROSA

TYPE: period villa

CONDITIONS: habitable

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 4,120 square meters (44,431 square feet)

TOTAL ROOMS: 60

BEDROOMS: up to 35

BATHROOMS: up to 35

ANNEXES: ruins

MAIN FEATURES: stone walls, wooden beams, vaulted ceilings, coffered ceilings, frescoes, decorated wallpaper, terracotta and marble floors, ample windows, winding staircase, terraces, ruins to be restored, English-style park

EXTERIOR: 3.7 hectares (9.2 acres)

GARDEN: yes, around the castle

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), Reggello (11km; 15'), Rignano sull'Arno (19km; 30'), Pontassieve (20km; 30'), Figline Valdarno (23km; 30'), Greve in Chianti (42km; 55'), Montevarchi (41km; 45'), Florence (55km; 1h), Arezzo (69km; 1h 5'), Siena (110km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (66km; 1h 10'), Pisa G. Galilei (127km; 1h 40'), Bologna G. Marconi (151km; 2h 20'), Perugia San Francesco (152km; 1h 55'), Roma Ciampino (280km; 3h 10'), Roma Fiumicino (294km; 3h 5')

CASTELLO VALLOMBROSA

On the edge of a village near the famous **Vallombrosa Abbey**, an hour from **Florence**, neo-Gothic castle with park for sale. The property is located within the **Vallombrosa Biogenetic Nature Reserve**, characterized by immense forests and experimental arboreta dating back to the late 19th century.

The **villa** (3,370 m² – 36,361 ft², up to 35 bedrooms and 35 bathrooms) is a large building created in accordance with the ideals of the Romantic Middle Ages typical of the late 19th century: commissioned by **Count Antonino Pio Resse** and his wife **Elizabeth Woodbridge Phelps Pearsall**, the villa was designed by architect **Corinto Corinti**, who already incorporated some of those elements that would later become a staple of the **Art Nouveau** style. Design work began in 1879 and the mansion was inaugurated in 1887: in the following years ideas were proposed for enlargement but no work was ever carried out, and in 1892 the Resse family left Florence and the castle was sold at auction along with much of the artwork that decorated it. During the 20th century the castle was converted into a hotel with new bathrooms to serve the bedrooms, but the complex was abandoned in the 1970s. The current owner has undertaken major restoration work since 2003.

The ground floor features large stately rooms, intended for guest reception and potentially usable as reception and restaurant/breakfast room. The basement contains the old cellars, a kitchen and storage rooms, while the upper floors house guest rooms and bathrooms. The building is included of the list of assets of significant historical-architectural interest and protected by a 2014 decree of the **Soprintendenza**.

The park also contains **several ruined buildings** (750 m² – 8,070 ft²) that were once used as sheds, laundry, storerooms and outhouses.

The **park** surrounding the villa covers about **3.7 hectares (9.2 acres)** and also once housed an elegant Italian garden, no longer extant but clearly recognizable in old aerial photos. Trees grown in the park and around the property provide pleasant shady spaces for the summer and shelter the property from curious onlookers and prying eyes.

The location of the property is very convenient in terms of services, which are available in the village and are also within easy walking distance (800 m). The **A1 highway junction** is about half an hour's drive away and makes it easy to reach Florence (less than an hour).





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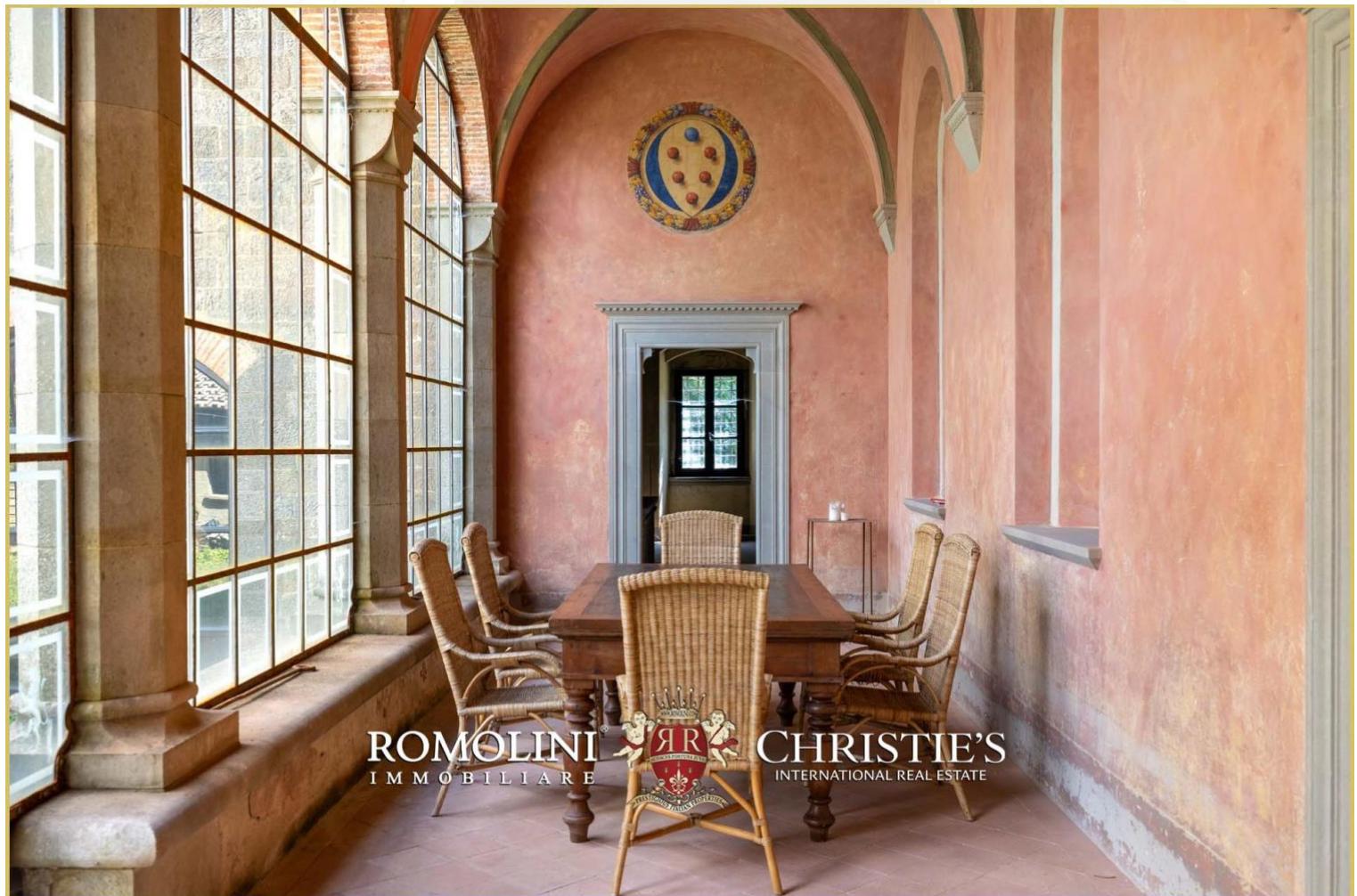
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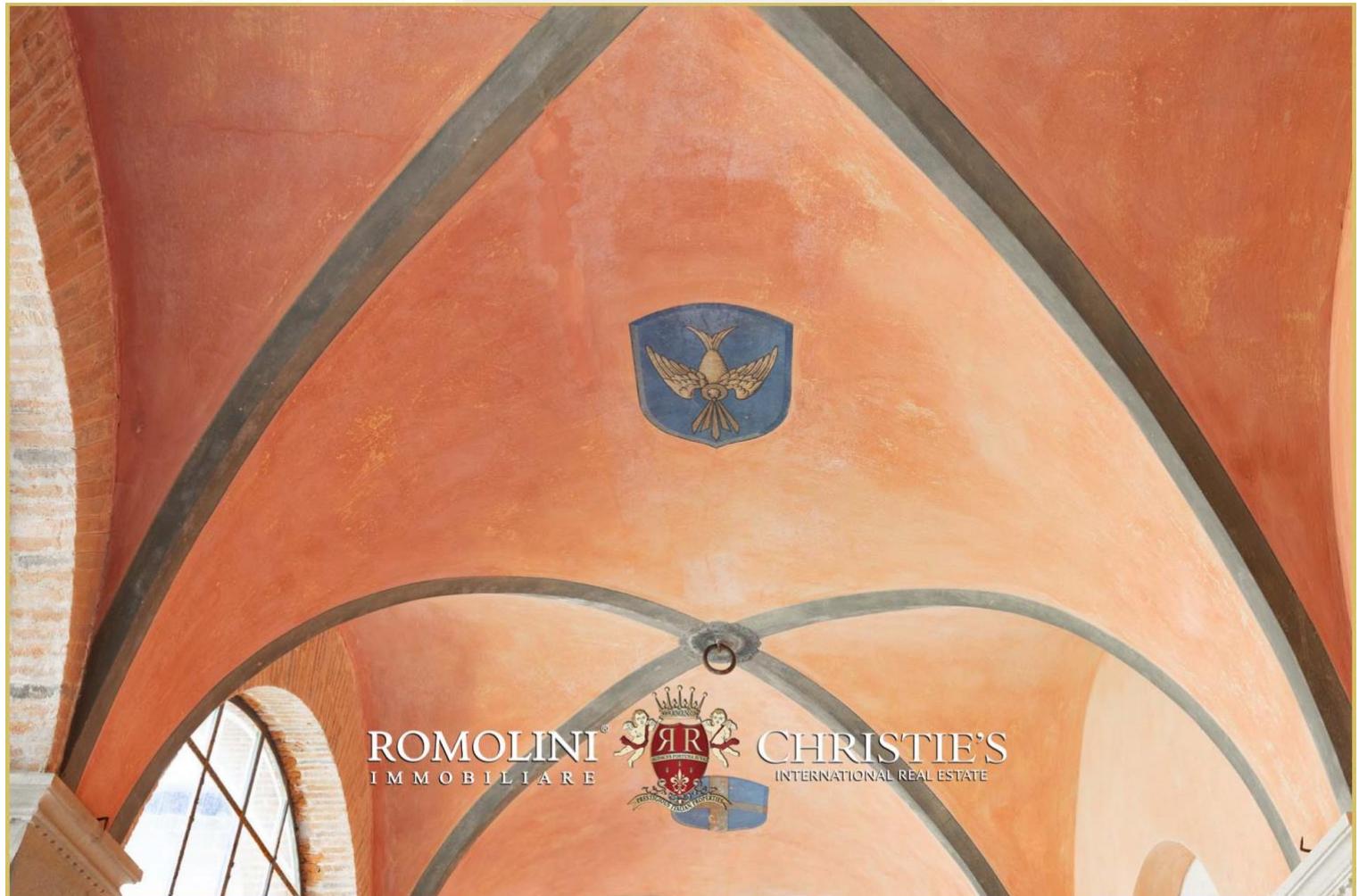
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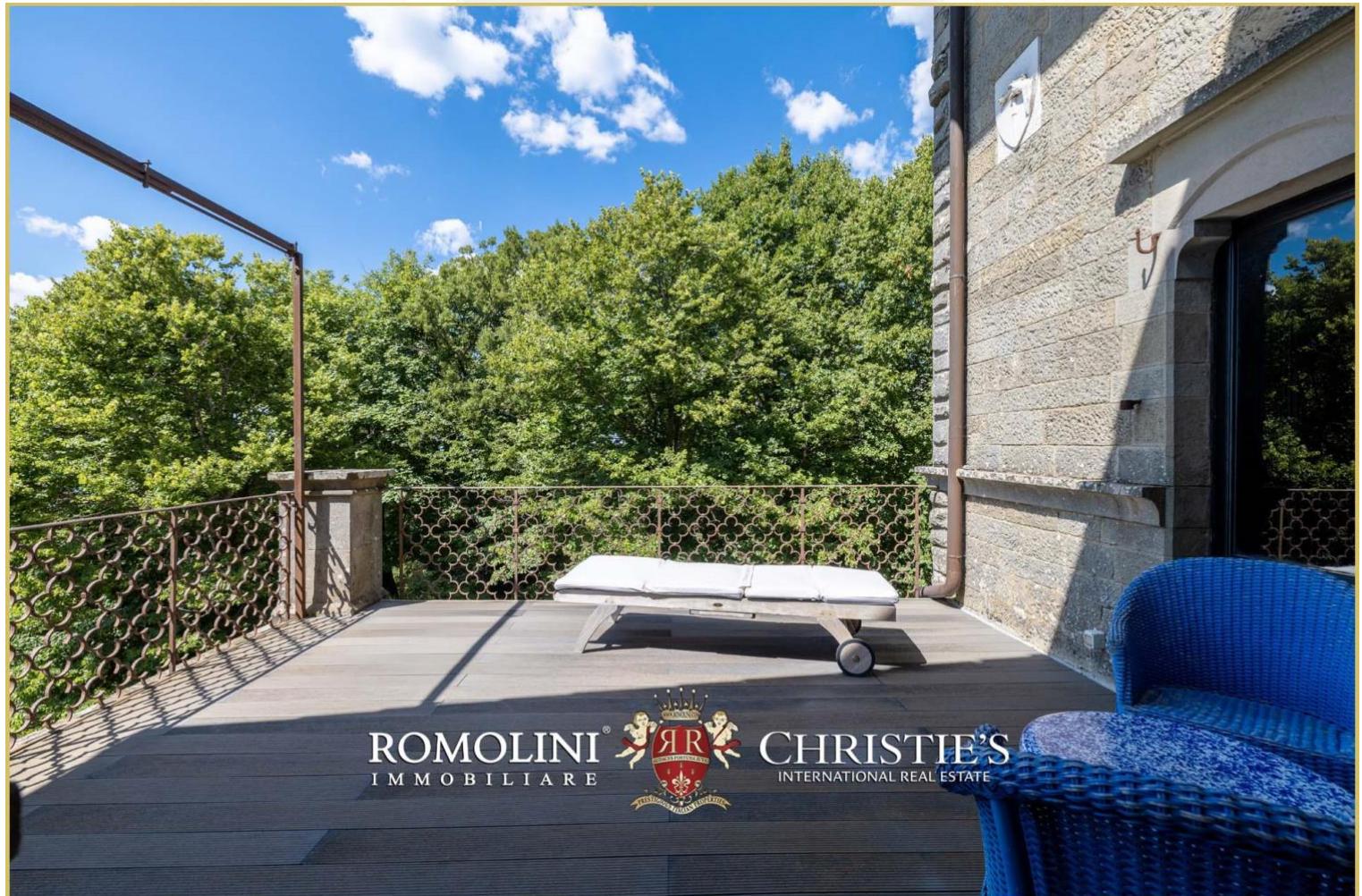
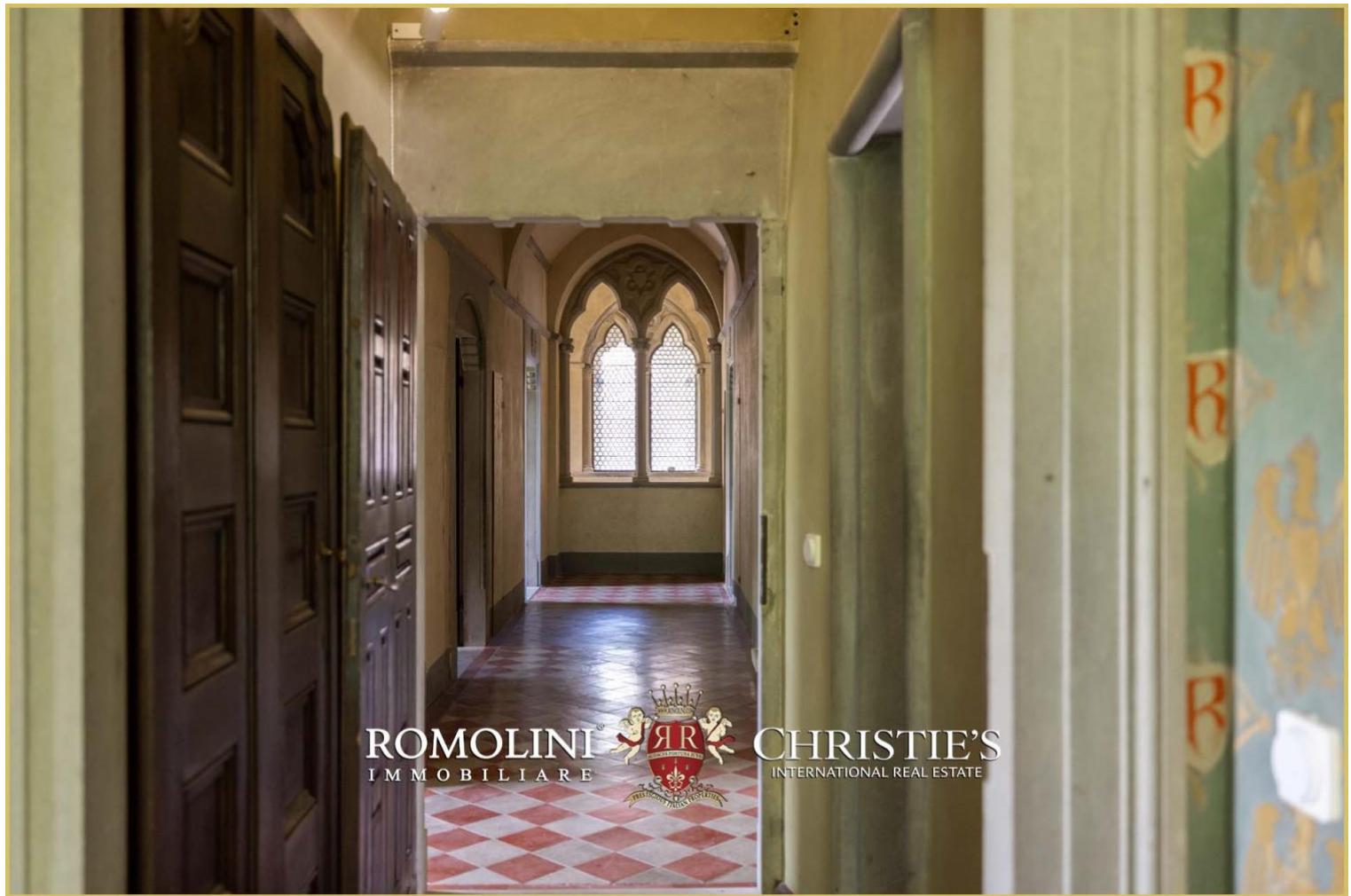
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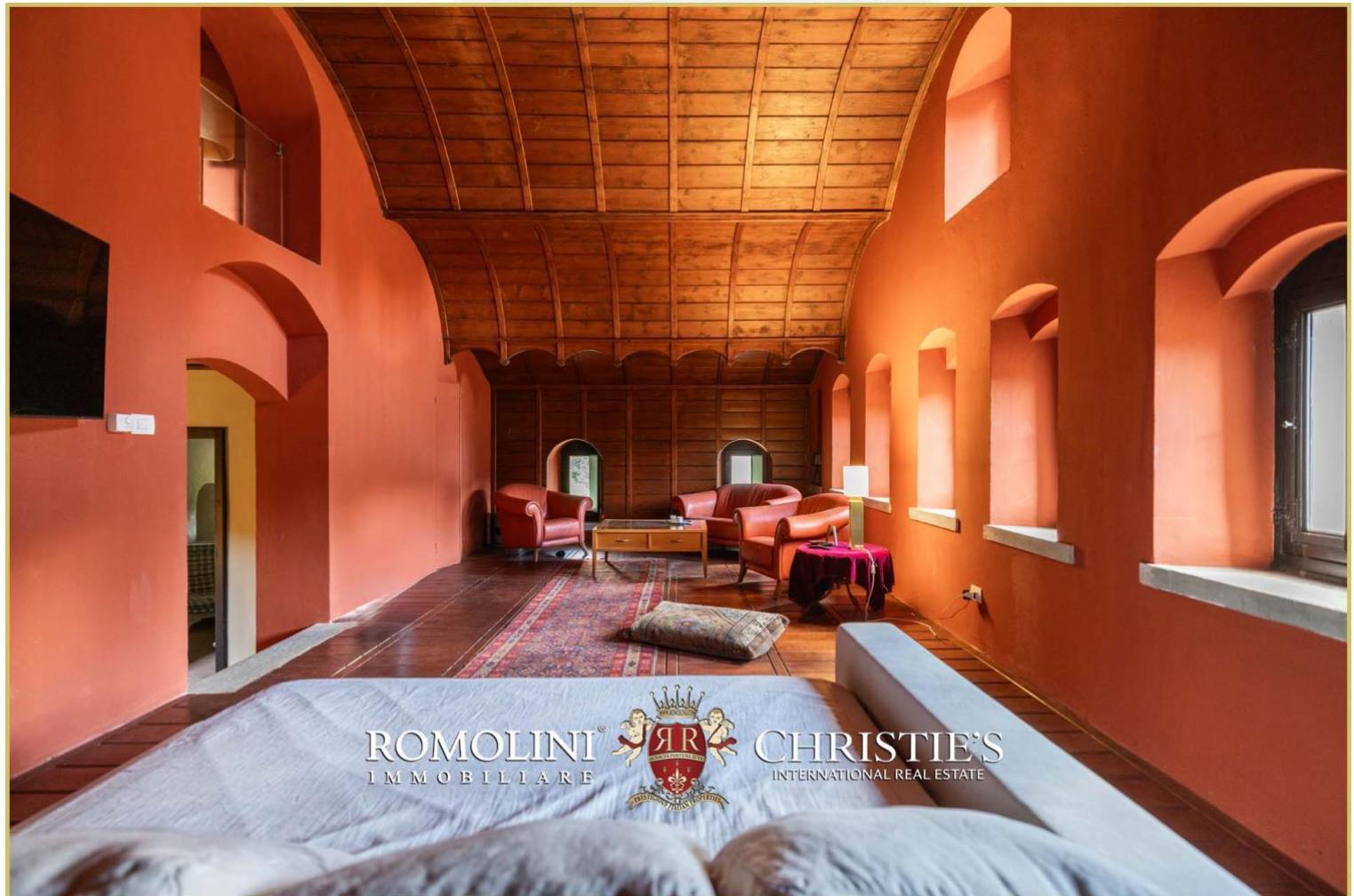


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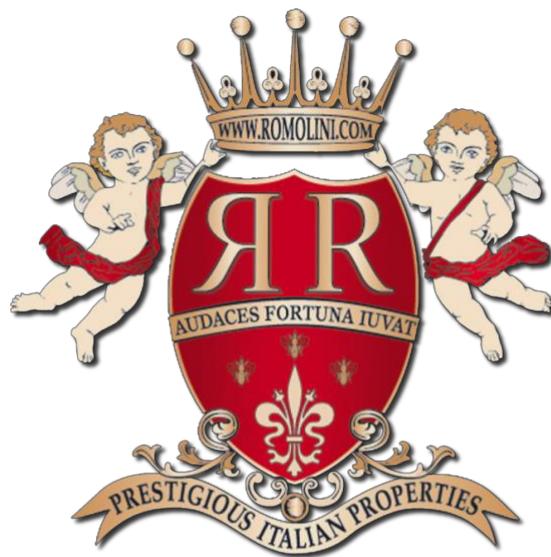
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