

Ref. 2841 – **CASALE DELLA FONTE**

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TUSCAN FARMHOUSE WITH DEPENDANCE FOR SALE IN CHIANTI, ONE HOUR FROM FLORENCE

Certaldo – Florence – Tuscany



Interiors
1,137 m²

Bedrooms
8+

Bathrooms
6+

Total land
1.0 ha

Along the road connecting Barberino in Val di Pesa to Certaldo, in a panoramic and easily accessible position on the Chianti hills, rustic farmhouse with outbuildings for sale. The property is in good condition, only needing some modernization work in some of the rooms, and is perfect both as a private residence and as a starting point for an accommodation business thanks to the presence of various independent housing units.

SUMMARY OF THE PROPERTY

REFERENCE #: 2841 – CASALE DELLA FONTE

TYPE: country house with outbuildings

CONDITIONS: good

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,137 square meters (12,223 square feet)

TOTAL ROOMS: 27

BEDROOMS: 8+

BATHROOMS: 6+

ANNEXES: former barn, cellar

MAIN FEATURES: stone and brick walls, terracotta flooring, wooden beams, original fireplaces, panoramic terrace, garden, outbuilding to be restored

EXTERIOR: 1.0 hectare (2.5 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 307.40 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Poggibonsi (9km; 15'), Certaldo (11km; 15'), San Casciano in Val di Pesa (17km; 30'), Colle di Val d'Elsa (18km; 25'), Castellina in Chianti (20km; 35'), San Gimignano (22km; 35'), Monteriggioni (27km; 30'), Casole d'Elsa (34km; 40'), Florence (41km; 55'), Gaiole in Chianti (41km; 1h 5'), Siena (42km; 45'), Volterra (45km; 1h), Arezzo (100km; 1h 25'), Cortona (112km; 1h 30'), Rome (271km; 3h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (48km; 50'), Pisa G. Galilei (89km; 1h 20'), Grosseto C. Baccarini (112km; 1h 30'), Bologna G. Marconi (130km; 1h 35'), Perugia San Francesco (156km; 2h), Roma Ciampino (284km; 3h 5'), Roma Fiumicino (298km; 3h 10')

CASALE DELLA FONTE

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The towns of Barberino and Tavarnelle have basic services for daily needs (supermarkets, bars, restaurants), while larger centers like **Poggibonsi** and **Certaldo** (about 15 minutes by car) offer everything necessary for more specific requirements. The location of the property is quite convenient, in the heart of **Tuscany** and equidistant from renowned cities like **Florence** and **Siena**.

DESCRIPTION OF THE PROPERTY

The **main farmhouse** (659 m² – 7,091 ft², 6 bedrooms and 4 bathrooms) is a rustic building, in typical Tuscan style, arranged in a horseshoe and currently divided into two apartments. On the ground floor and basement there are various rooms formerly used as stables, cellars, and agricultural storages, largely to be renovated and adapted to different purposes.

Apartment A is located on the ground floor (also ideal for a caretaker) and consists of a living/dining room, kitchen, two bedrooms, and bathroom. **Apartment B**, larger in size, occupies the entire first floor and comprises an entrance, a large living room with fireplace and terrace, eat-in kitchen, dining room, four bedrooms, and three bathrooms.

The **old barn** (359 m² – 3,852 ft², 2 bedrooms and 2 bathrooms) has been completely renovated and converted into a modern guesthouse equipped with all comforts. On the basement floor, there is a technical room for the systems, while the main house is only on the ground floor. The first area consists of a beautiful living area with very high ceilings, divided into a lounge, dining area, and open kitchen. Continuing, there is another lounge/TV room and finally two bedrooms with two bathrooms.

Completing the property is an old **agricultural annex** (119 m² – 1,280 ft²) formerly used as a wine cellar and *vinsantaia*, completely to be renovated but very suitable for creating an additional guest dependance.

The buildings are embellished by a **well-maintained and flat garden of 3,200 m²**, ideal for creating beautiful outdoor relaxation areas and building a pool. The rest of the land consists of a **plot of agricultural land** (about 7,500 m²) ideal for planting a small vineyard or expanding the garden into a full-fledged park.















































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