

Ref. 2887 – **VILLA BOCCACCIO**[www.romolini.com/en/2887](http://www.romolini.com/en/2887)

## **RESTORED VILLA WITH POOL AND GUESTHOUSE FOR SALE ON THE HILLS OF CHIANTI, CERTALDO**

**Certaldo – Florence – Tuscany****Interiors**  
721 m<sup>2</sup>**Bedrooms**  
19**Bathrooms**  
13**Swimming pool**  
14 x 7 m**Total land**  
6.9 ha**Vineyards**  
5.2 ha**Olive grove**  
1.0 ha

On the hills of Florence, not far from Certaldo and Montespertoli, restored villa with out-building and Chianti vineyard for sale. The property is currently divided into six independent apartments, very suitable for an accommodation business, and has a panoramic swimming pool overlooking the surrounding countryside.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2887 – VILLA BOCCACCIO

**TYPE:** villa with guesthouse

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 721 square meters (7,758 square feet)

**TOTAL ROOMS:** 32

**BEDROOMS:** 19

**BATHROOMS:** 13

**ANNEXES:** guesthouse, former barn

**MAIN FEATURES:** stone and brick walls, wooden beams, vaulted ceilings, terracotta flooring, panoramic terrace, garden, Chianti DOCG vineyards, olive grove

**EXTERIOR:** 6.9 hectares (17.0 acres)

**VINEYARDS:** 5.2 hectares (12.8 acres)

**OLIVE GROVE:** 1.0 hectare (2.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 × 7 m

**ELECTRICITY:** already connected + photovoltaic system

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 256.87 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Certaldo (4km; 5'), Gambassi Terme (14km; 20'), Castelfiorentino (15km; 25'), Poggibonsi (17km; 25'), San Gimignano (18km; 30'), San Casciano in Val di Pesa (18km; 25'), Colle di Val d'Elsa (27km; 30'), Greve in Chianti (29km; 50'), Florence (38km; 40'), Volterra (42km; 55'), Siena (50km; 50'), Pisa (85km; 1h 15')

## CLOSEST AIRPORTS

Firenze A. Vespucci (42km; 45'), Pisa G. Galilei (82km; 1h 10'), Bologna G. Marconi (130km; 1h 50'), Perugia San Francesco (164km; 2h), Ancona R. Sanzio (267km; 2h 10'), Roma Ciampino (292km; 3h 15'), Roma Fiumicino (306km; 3h 15')

## VILLA BOCCACCIO

On the hills of **Florence**, not far from **Certaldo** and **Montespertoli**, restored villa with outbuilding and **Chianti** vineyard for sale. The property is currently divided into **six independent apartments**, very suitable for an accommodation business, and has a **panoramic swimming pool** overlooking the surrounding countryside.

Basic services are available in the nearby town of **Certaldo** (less than 5' drive), but the central location in the heart of **Tuscany** makes it possible to reach most of the region's art cities in just over an hour.

## DESCRIPTION OF THE BUILDINGS

The **main villa** (397 m<sup>2</sup> – 4,272 ft<sup>2</sup>, 12 bedrooms and 9 bathrooms) is a two-story, red-painted and fully renovated building divided into four independent apartments:

- **Apt. Siena**: living room with kitchen, three bedrooms and two bathrooms;
- **Apt. Lucca**: living room with kitchen, three bedrooms and three bathrooms;
- **Apt. Florence**: living room, kitchen, three bedrooms and two bathrooms;
- **Apt. Pisa**: living room, eat-in kitchen, three bedrooms and two bathrooms.

The **farmhouse** (268 m<sup>2</sup> – 2,884 ft<sup>2</sup>, 5 bedrooms and 3 bathrooms), on the other hand, is divided into two units, one on each floor, and has two convenient exclusive garages. The renovation aimed to maintain most of the salient features of the structure such as the brick vaults and terracotta floors on the ground floor and the chestnut beams on the second floor. The Livorno apartment, inhabited by the owners, is also equipped with a photovoltaic system.

- **Apt. Livorno**: living room, equipped kitchen, office, two bedrooms and two bathrooms;
- **Apt. Grosseto**: living/dining room with kitchen, three bedrooms and one bathroom.

The **old barn** (56 m<sup>2</sup> – 602 ft<sup>2</sup>, 2 bedrooms and 1 bathroom) has been fully renovated and converted into a charming two-story annex including living/dining room with kitchenette, two bedrooms and bathroom. Here, too, the renovation has preserved the Tuscan character of the building, which still shows wooden beams and terracotta floors.

## EXTERIOR

In a panoramic and private position, within a beautiful **4,100-m<sup>2</sup> garden** with splendid views of the Chianti hills, is the **14 × 7 m swimming pool** surrounded by a terracotta and grass sunbathing area. A convenient **gravel parking area** has also been created not far from the buildings.

The agricultural land of the property is largely devoted to **Chianti DOCG vineyard** (5.2 ha), currently leased to third parties who take care of maintenance and grape harvesting, while the remaining area includes an **olive grove** (about 1.0 ha).











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