

21.1-HA ESTATE WITH THREE PODERI FOR SALE IN PONTASSIEVE, ONE HOUR FROM FLORENCE

Pontassieve – Florence – Tuscany



Interiors
2,808 m²

Bedrooms
25+

Bathrooms
25+

Swimming pool
8 × 4 m

Total land
21.1 ha

Olive grove
6.5 ha

This estate is located in the municipality of Pontassieve, less than an hour from Florence, in a hilly position in the heart of the Chianti Rufina DOCG, a designation renowned for the elegance and longevity of its wines. It consists of three farm, comprising a total of ten independent buildings, which, although in need of major restoration work, offer fascinating development potential, especially for tourism and hospitality. Surrounding the historic buildings are hectares of olive groves producing excellent extra virgin olive oil, various mixed-use lands typical of the Tuscan countryside, and centuries-old deciduous forests.

SUMMARY OF THE PROPERTY

REFERENCE #: 2951 – TENUTA PONTASSIEVE

TYPE: estate

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 2,808 square meters (30,214 square feet)

TOTAL ROOMS: 95

BEDROOMS: 25+

BATHROOMS: 25+

ANNEXES: agricultural buildings (potential for residential space)

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and *graniglia* flooring, original fireplace, paved apron, olive grove

EXTERIOR: 21.1 hectares (52.1 acres)

OLIVE GROVE: 6.5 hectares (16.1 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: 8 × 4 m (more are possible)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected (optic fiber cabinet in the area)

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Rufina (8km; 10'), Pontassieve (16km; 20'), Rignano sull'Arno (25km; 35'), Fiesole (32km; 45'), Figline Valdarno (37km; 50'), Firenze (41km; 50'), Greve in Chianti (53km; 1h 10'), Montevarchi (52km; 1h), Arezzo (80km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (59km; 1h), Bologna G. Marconi (115km; 1h 40'), Pisa G. Galilei (120km; 1h 40'), Perugia San Francesco (164km; 2h 5'), Roma Ciampino (290km; 3h 30'), Roma Fiumicino (307km; 3h 25'), Milano Linate (311km; 3h 30'), Milano Malpensa (361km; 4h)

TENUTA PONTASSIEVE

On the hills of **Pontassieve**, less than an hour from **Florence** and in a panoramic position, **agricultural estate** with three farm complexes for sale. The property is in need of major renovation and enhancement works but offers great development possibilities, especially from a tourist-receptive point of view thanks to the presence of several buildings with various independent housing units.

For daily needs, it is enough to reach the village of **Rufina** where supermarkets, schools and secondary services are available. In about an hour you can also reach Florence and from there then use the **A1 highway** to move throughout Italy. Just 5' from the estate is a train station that connects the Val di Sieve to the city of Florence, with frequent trains especially during rush hour, and with a travel time of about 45'.

PODERE "BELLAVISTA"

The **manor house** (1,100 m² – 11,836 ft², 4 bedrooms and 3 bathrooms) is a large, stately building, structured on three floors and entirely in need of renovation:

- **Ground floor:** cellar, various halls and reception rooms, kitchen and service bathroom;
- **First floor:** entrance hall, two kitchens, dining room, four bedrooms and two bathrooms;
- **Second floor:** practicable and partially habitable attics.

Next to the villa is a **farmhouse** (255 m² – 2,744 ft², 4 bedrooms and 1 bathroom), the old farmer's dwelling, which also needs to be entirely renovated:

- **Ground floor:** farm storehouses, kitchen and sitting room;
- **First floor:** four bedrooms and bathroom.

The last building is a second **farmhouse** (263 m² – 2,830 ft², 4 bedrooms and 2 bathrooms), former gardener's residence, to be renovated. On the ground floor are some storage rooms, while the rest of the building is divided into two apartments:

- **Apt. A:** large living room with kitchen, three bedrooms and bathroom;
- **Apt. B:** living room with kitchen, bedroom and bathroom.

The buildings are surrounded by a **garden of about 2,800 m²**, dotted with ancient trees (holm oaks), to be restored and enhanced.

PODERE "FRANTOIO"

The **farmhouse** (486 m² – 5,229 ft², 8 rooms and 5 bathrooms) is a typical local stone building, structured on two floors and in good condition with an adjoining technical room for installations. It needs only some modernization works.

- **Ground floor:** two living rooms, kitchen, dining room and bedroom with bathroom;
- **First floor:** seven bedrooms and four bathrooms.

Immediately behind the building, in an elevated and panoramic position, is a large garden terrace with an **8 x 4 m swimming pool**. The garden continues all around the buildings and covers a total of about 2,800 m².

Just below the farmhouse is an **agricultural warehouse** (42 m² – 452 ft²) and a ruin to be rebuilt that could serve as guest accommodation.

PODERE "LASTRA"

The **farmhouse** (366 m² – 3,938 ft², 4 bedrooms and 1 bathroom) is a two-story rustic building that retains within it the old distinction between agricultural premises on the ground floor and the

farmer's dwelling on the first floor. The building needs major restoration work to make it, in its entirety, habitable and usable for residential purposes.

Next to the farmhouse there is also a **small outbuilding** (93 m² – 1,001 ft², 1 bedroom and 1 bathroom) on two floors (storage on the basement floor, apartment on the first floor) and an **agricultural outbuilding** (203 m² – 2,184 ft²) that once housed stables for animals and tool sheds. Both buildings could be renovated to make them fully habitable.

The buildings are surrounded by about **5,000 m² of land** that could be reclaimed and terraced to create a beautiful garden in which to relax in summer.

AGRICULTURAL LAND

The estate covers a total of about **21.1 hectares** in a hilly position with excellent exposure to the sun (south/southwest). The estate is located in an area of Val di Sieve renowned for quality production of both wine and extra virgin olive oil. The **olive groves** included in the estate (about 6.5 ha) are in excellent condition and fully productive. while the remaining area is covered by arable land and meadows currently unexploited and partially covered by trees (4.5 ha).

More than half of the property is covered by deciduous woods that provide privacy and very pleasant opportunities for hiking and biking.











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