

Ref. 3050 – **CASALE MINOSSE**

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AGRITURISMO WITH POOL AND VINEYARDS FOR SALE ON THE HILLS OF VINCI, TUSCANY

Vinci – Florence – Tuscany



Interiors
1,722 m²

Bedrooms
16

Bathrooms
8

Swimming pool
11 × 5 m

Total land
27.0 ha

Vineyards
5.4 ha

Olive grove
6.4 ha

Immersed in the peaceful Tuscan countryside and surrounded by rolling hills of extraordinary beauty, this charming farmhouse is a property of great prestige, combining the timeless appeal of traditional rural architecture with the versatility of a residence perfectly suited both as an elegant private home and as an exclusive hospitality business. Outside, the farmhouse is embraced by a beautifully maintained 6,000-m² garden, where majestic cypress trees, ornamental plants and typical Mediterranean vegetation blend harmoniously with the landscape, creating an atmosphere of complete tranquility.

SUMMARY OF THE PROPERTY

REFERENCE #: 3050 – CASALE MINOSSE

TYPE: farmhouse

CONDITIONS: excellent condition

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 1,722 square meters (18,529 square feet)

TOTAL ROOMS: 54

BEDROOMS: 16

BATHROOMS: 8

ANNEXES: storage

MAIN FEATURES: stone and brick walls, terracotta flooring, vaulted ceilings, iron railings, wooden beams, garden, exterior lighting system, swimming pool vineyards, olive grove

EXTERIOR: 27.0 hectares (66.7 acres)

VINEYARDS: 5.4 hectares (13.3 acres)

OLIVE GROVE: 6.4 hectares (15.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 11 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (1km; 5'), Empoli (10km; 15'), Pistoia (25km; 35'), San Casciano in Val di Pesa (35km; 40'), Lucca (50km; 1h), San Gimignano (45km; 1h), Florence (45km; 50'), Pisa (60km; 1h), Volterra (60km; 1h 10'), Viareggio (70km; 1h 10'), Monteriggioni (65km; 1h 10'), Siena (80km; 1h 20'), Pienza (155km; 2h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (40km; 40'), Pisa G. Galilei (55km; 45'), Bologna G. Marconi (130km; 1h 45'), Grosseto C. Baccarini (185km; 2h), Perugia San Francesco (200km; 2h 15'), Forlì L. Ridolfi (210km; 2h 40'), Roma Ciampino (325km; 3h 20'), Roma Fiumicino (345km; 3h 35')

CASALE MINOSSE

In the heart of the Tuscan countryside, on the hills of **Vinci**, the birthplace of **Leonardo da Vinci** and just a short distance from **Florence**, this charming **country house** is surrounded by a landscape of extraordinary beauty. It is a prestigious property combining the timeless appeal of traditional rural architecture with the versatility of a residence perfectly suited either as an elegant private home or as an exclusive hospitality business.

The property is arranged over several levels and stands out for its generous interior spaces, thoughtfully designed to ensure functionality, comfort and privacy. The ground floor preserves the property's historic agricultural character, housing numerous service areas including storerooms, storage rooms and a characteristic cellar once used for wine vats, offering a wide range of potential uses.

The residential area comprises **seven independent apartments**, distributed between the ground and first floors. The units vary in size and layout, offering welcoming living areas with kitchens and lounges, bedrooms and bathrooms, while some are arranged over two levels, providing particularly spacious and private accommodation. The property is further enhanced by an attic consisting of three large rooms, ideal as ancillary space, together with additional rooms accessed via an external staircase, one of which opens onto a delightful panoramic terrace overlooking the surrounding countryside.

EXTERIOR

Outside, the farmhouse is embraced by a beautifully maintained **6,000-m² garden**, where majestic cypress trees, ornamental plants and typical Mediterranean vegetation blend harmoniously with the landscape, creating an atmosphere of complete tranquility. Illuminated pathways enhance the outdoor spaces in the evening, contributing to an elegant and welcoming ambiance.

The highlight of the property is the splendid **11 x 5 m swimming pool** with sunbathing area, perfectly integrated into the surrounding greenery and designed as a place for relaxation and conviviality. From here, the eye wanders across the gentle Tuscan hills, revealing a succession of breathtaking views that make every moment an experience of genuine well-being. A practical storage building completes the estate.

The property also includes a charming vineyard (5.4 ha) and an **olive grove** (6.4 ha), which further enhance the estate's appeal and highlights its authentic Tuscan character. Generous plots of **arable land** (roughly 8.7 ha), with excellent sun exposure, could be the starting point for planting crops typical of the area or further expanding the existing vineyards.

Thanks to its panoramic setting, generous living spaces and excellent layout, this property represents a rare opportunity in the heart of Tuscany. A residence full of charm and authenticity, ideal for those wishing to enjoy life surrounded by nature without compromising on comfort, or to develop a high-end hospitality project in one of Italy's most sought-after regions.













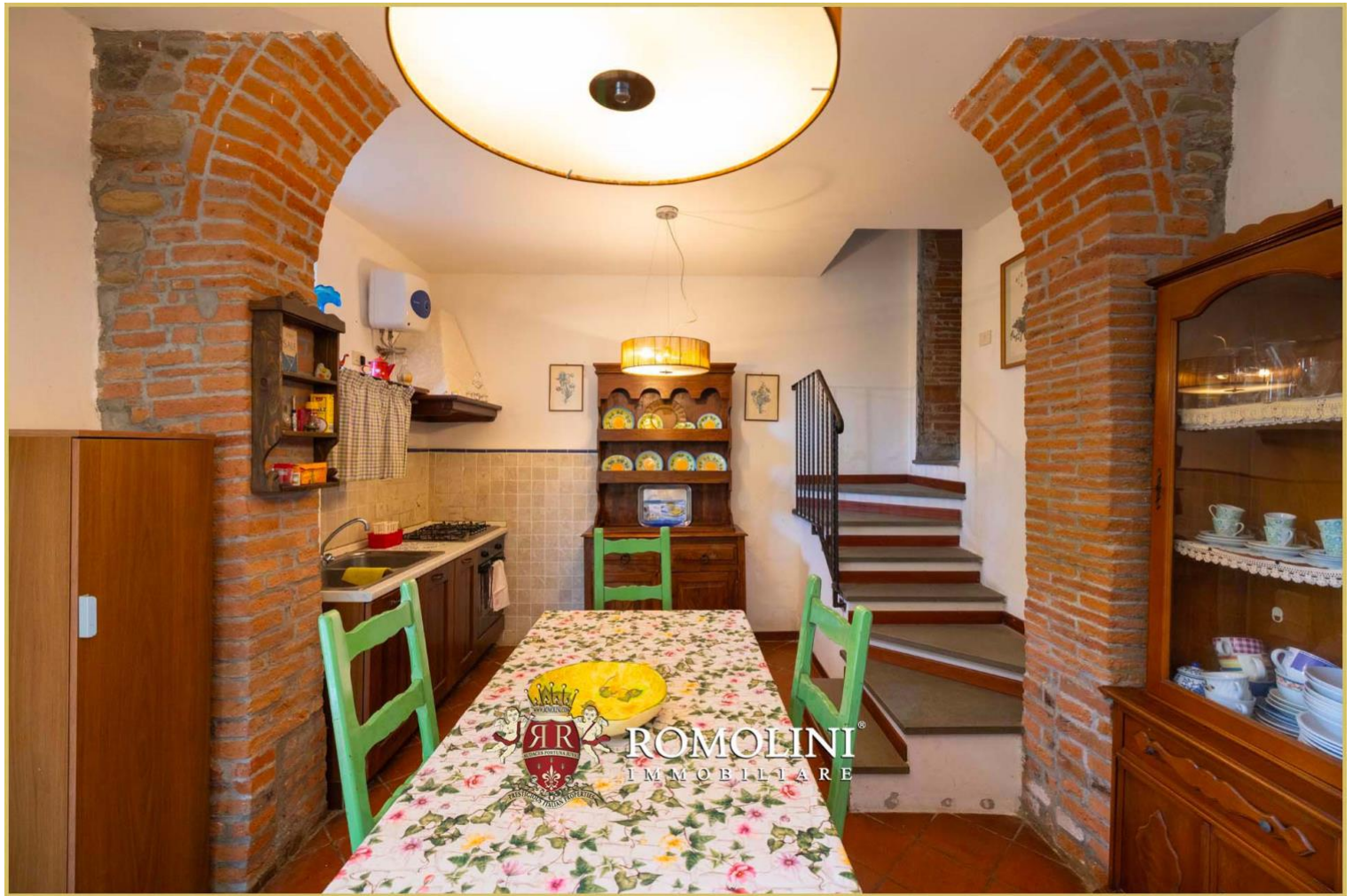




























































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