

Ref. 3051 – **CASTELLO MUGELLO**

www.romolini.com/en/3051

62-HA ESTATE WITH CASTLE AND PRIVATE LAKE FOR SALE IN MUGELLO, TUSCANY

Barberino di Mugello – Florence – Tuscany



Interiors
5,314 m²

Bedrooms
60

Bathrooms
40

Total land
62.2 ha

Swimming pool
12 × 7 m | 10 × 5 m

On the Mugello hills, in a highly scenic and private location, 62.2-hectare estate with a medieval castle and accommodation businesses for sale. The property boasts an almost thousand-year history and is in excellent condition, with over 5,300 m² of living space and great development potential for the hospitality activity.

SUMMARY OF THE PROPERTY

REFERENCE #: 3051 – CASTELLO MUGELLO

TYPE: estate with castle

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 5,314 square meters (57,178 square feet)

TOTAL ROOMS: 90

BEDROOMS: 60

BATHROOMS: 40

ANNEXES: several buildings

MAIN FEATURES: stone and brick walls, crenellated tower, medieval walls, original terracotta flooring, stone fireplaces, wooden beams, coffered ceilings, two Agriturismos, rural hamlet, swimming pools, Italian garden, private lake, ample plots of arable land

EXTERIOR: 62.2 hectares (153.8 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 12 × 7 m | 10 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + lake for irrigation

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Closest services (1km; 5'), Borgo San Lorenzo (15km; 20'), Fiesole (30km; 40'), Florence (45km; 50'), Pontassieve (40km; 50'), Rufina (40km; 45'), Figline e Incisa Valdarno (70km; 55'), Bologna (75km; 1h), Pistoia (60km; 45'), San Gimignano (95km; 1h 20'), Arezzo (120km; 1h 30'), Siena (110km; 1h 20'), Pisa (110km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (35km; 40'), Bologna G. Marconi (70km; 55'), Pisa G. Galilei (110km; 1h 20'), Perugia San Francesco (200km; 2h 20'), Rimini F. Fellini (195km; 2h 10'), Roma Ciampino (340km; 3h 30'), Roma Fiumicino (345km; 3h 30')

CASTELLO MUGELLO

On the **Mugello** hills, in a highly scenic and private location, **62.2-hectare estate** with a **medieval castle** and **accommodation businesses** for sale. The property boasts an almost thousand-year history and is in excellent condition, with over 5,300 m² of living space and great development potential for the hospitality activity.

The position of the castle, and the estate in general, is very convenient as it is located just outside the town of **Barberino di Mugello** and only 3 km from the **A1 highway** exit. The popularity of the area is constantly growing thanks to the presence of specialized facilities, including the "**Poggio de' Medici**" **golf course** and the **Scarperia racing circuit**. Moreover, the area greatly benefits from the proximity to **Florence** and **Bologna**, both accessible in less than an hour thanks to the highway.

DESCRIPTION OF THE BUILDINGS

The heart of the property is formed by the **castle** (2,587 m² – 27,836 ft²), an imposing stone building perched on the hilltop overlooking the surrounding countryside. The structure dates back to the 11th century and was most likely a fortified tower in its early phase. Over the centuries, the building was expanded and became an important control point of Mugello. In the 13th century, the fortress became part of Florence's possessions, and a document from 1269 indicates that at that time, the castle consisted of a *palazzo* with a tower and thirteen houses arranged along the perimeter of the walls. By the end of the 14th century, the military function of the castle began to fade, and the fortress did not take part in significant military events from then on. A mid-17th-century census openly speaks of a villa rather than a castle, signaling the definitive conversion of the building into a countryside residence. The structure passed into the hands of various families and was renovated multiple times, without significantly altering its original appearance. Between 1915 and 1917, the castle was renovated by architect **Agenore Socini**, who also created the beautiful **Italian-style garden** (6,600 m²) that covers the south slope of the hill.

Next to the castle, amidst the woods, there is a **lovely cottage** (125 m² – 1,345 ft²) to be renovated, initially built as a shelter for truffle gatherers and/or hunters.

Just outside the castle, there is a characteristic **rural hamlet** (1,683 m² – 18,109 ft²) consisting of six separate buildings. Three farmhouses are currently divided into apartments and are in good condition. The other buildings are used for storage and service facilities for the agricultural activity.

Not far from the castle and the village, in a secluded but easily accessible position, there are two other rural estates, currently divided into apartments and rooms and rented out.

- **Farm A** (565 m² – 6,079 ft²) consists of a rustic farmhouse with an old barn and is complemented by a **5,500-m² garden** with an exclusive **12 × 7 m swimming pool**. The building also has a private restaurant offering typical dishes of the Tuscan tradition.
- **Farm B** (354 m² – 3,809 ft²) consists of a single farmhouse, also in excellent condition, with a **2,700-m² garden** and an exclusive **10 × 5 m swimming pool**. Similarly, this building has a small rustic restaurant available to guests.

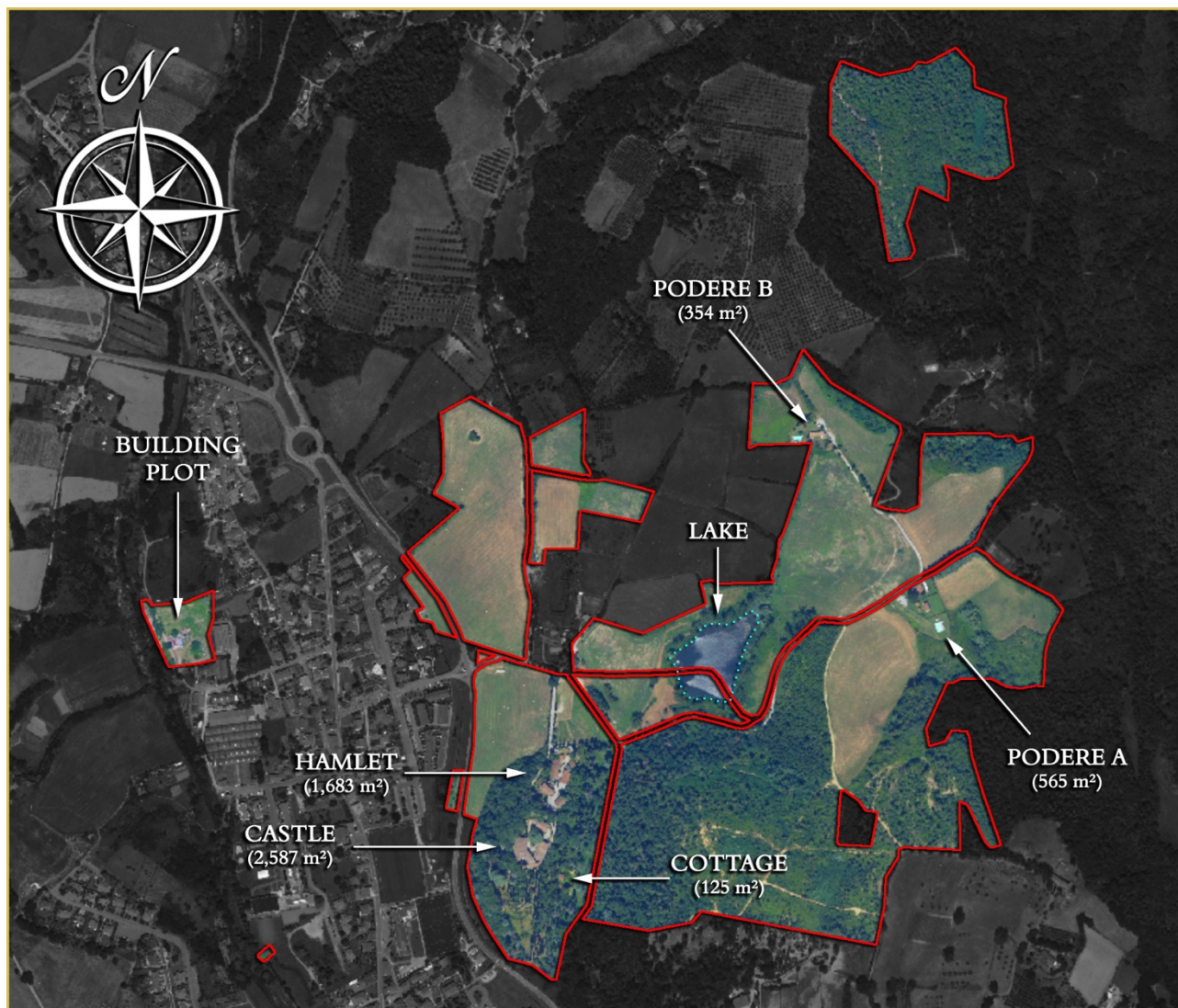
On the opposite side of the town, at its outskirts, the property also includes a **building plot of about 8,250 m²**, on which some abandoned buildings are located to be used as additional volume.

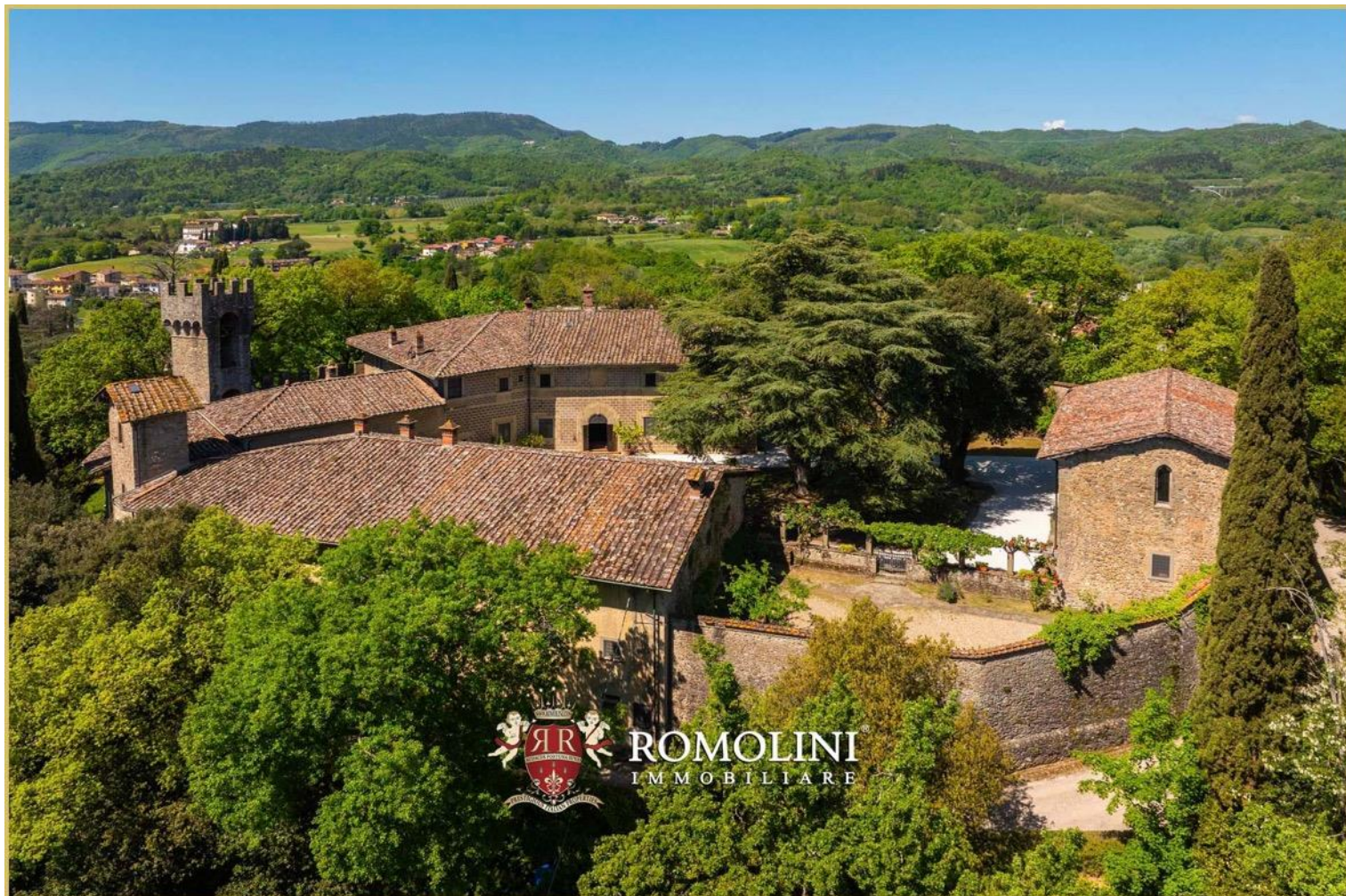
EXTERIOR

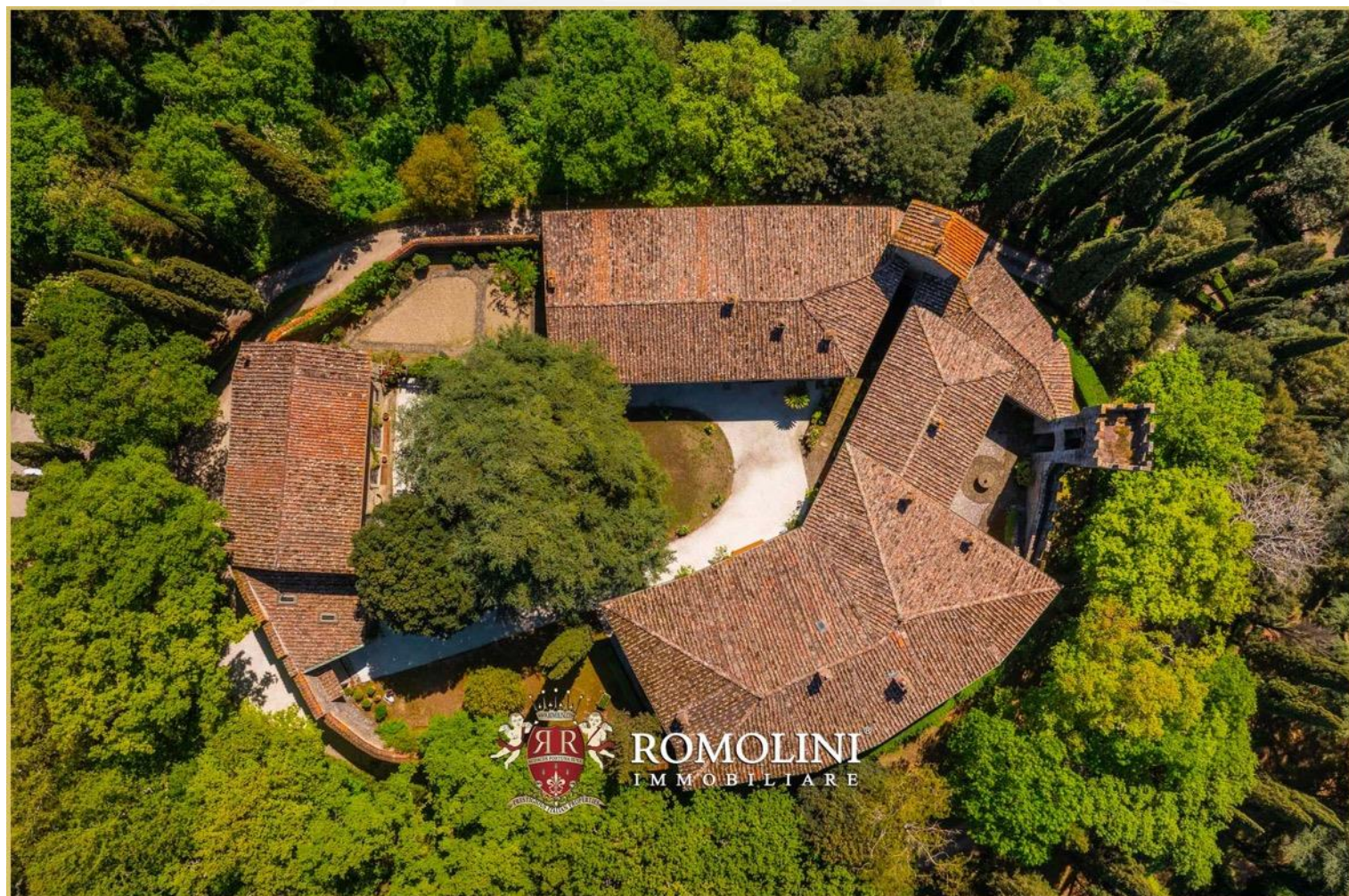
The estate covers a total of approximately **62.2 hectares (153.8 acres)**, mostly hilly with some low valley areas suitable for cultivation. Most of the property is covered by **arable land** (about 36.8 ha) with excellent exposure, perfect for vineyards or typical local crops. A **private lake** allows for easy

irrigation of the lands even in the hottest seasons, ensuring continuous production even in more problematic years. The rest of the estate is covered by woods (22.3 ha), offering great opportunities for hiking or cycling in the unspoiled Mugello nature.

MAP OF THE PROPERTY



























ROMOLINI
IMMOBILIARE



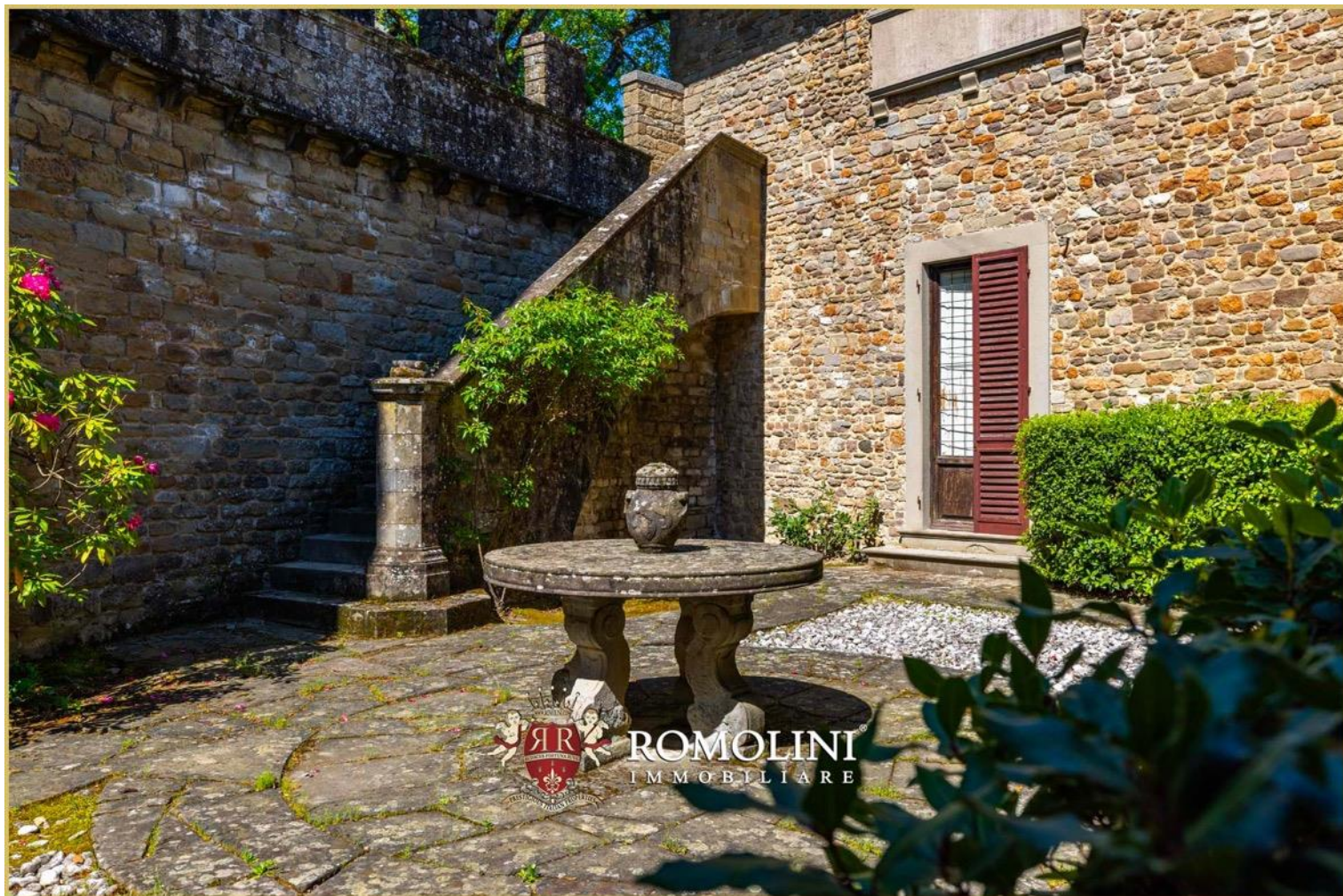
ROMOLINI
IMMOBILIARE















































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com