Ref. 3117 – **CASALE ARNO** www.romolini.com/en/3117

RUSTIC COUNTRY HOUSE WITH OLIVE GROVE FOR SALE 30' FROM FLORENCE, TUSCANY

Vinci – Florence – Tuscany



Interiors	Bedrooms	Bathrooms
545 m²	4	6

Total land
3.4 ha

In the heart of Tuscany, on the hills of Cerreto Guidi, elegant country property comprising a historic farmhouse, an independent barn and a portion of the building in its unfinished state. The property occupies a dominant and panoramic position and is surrounded by approximately 34,000 m² of land, comprising parkland, woodland and olive grove.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3117 – CASALE ARNO
TYPE: farmhouse
CONDITIONS: restored
LOCATION: hilly, open
ACCESS: excellent

INTERIORS: 545 square meters (5,864 square feet)
TOTAL ROOMS: 23
BEDROOMS: 4
BATHROOMS: 6
ANNEXES: former barn

MAIN FEATURES: stone and brick walls, vaulted ceilings, terracotta floors, exposed beams, fire-place, panoramic terrace, garden, olive grove

EXTERIOR: 3.4 hectares (8.5 acres)
GARDEN: yes, well maintained
SWIMMING POOL: no

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (5km; 5'), Vinci (8km; 15'), San Miniato (8km; 15'), Castelfiorentino (20km; 25'), San Gimignano (45km; 50'), Lucca (45km; 50'), Florence (50km; 45'), Pisa (50km; 45'), Volterra (55km; 1h), Siena (75km; 1h 15'), Arezzo (115km; 1h 35'), Montepulciano (145km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (40km; 35'), Pisa G. Galilei (50km; 40'), Bologna G. Marconi (125km; 1h 35'), Roma Ciampino (320km; 3h 20'), Roma Fiumicino (340km; 3h 25')

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CASALE ARNO

In the heart of **Tuscany**, on the hills of **Cerreto Guidi**, elegant **country property** comprising a **historic farmhouse**, an independent barn and a portion of the building in its unfinished state. The property occupies a **dominant and panoramic position** and is surrounded by approximately **34,000 sqm of land**, comprising parkland, woodland and olive grove.

Cerreto Guidi is a small village of great charm, dominated by the famous Villa Medicea, recognized as a **UNESCO World Heritage Site**, and surrounded by a landscape characterized by rolling hills, vineyards, olive groves and woods. The location allows residents to enjoy the tranquility of the Tuscan countryside while maintaining convenient connections to the region's main art cities, such as **Florence, Pisa and Lucca**.

THE MAIN FARMHOUSE

The **farmhouse** (400 m² – 4,304 ft²) retains the authentic character of traditional Tuscan rural residences, enhanced by **elegant interiors and high-quality finishes**.
On the ground floor, a spacious entrance hall leads to the living area, dominated by a bright double reception room with a stone fireplace. The eat-in kitchen retains an **antique wood-burning oven**, a testament to the building's rural character and its connection with local traditions. Completing this floor are a laundry room, a bathroom, a storage room and a characteristic porch overlooking the greenery and the surrounding landscape.
The first floor houses the sleeping quarters and a refined **18th-century sitting room with fireplace**. The layout comprises **three double bedrooms**, a storage room, hallway, dressing room and two bathrooms.
The **master bedroom with walk-in wardrobe and en-suite bathroom** offers a private and comfortable setting, while the other bedrooms retain the typical atmosphere of Tuscan residences, with **exposed wooden beams, rustic parquet flooring and architectural details** that emphasize the property's historic identity.
The second floor finally comprises **a mezzanine and an attic**.
An integral part of the farmhouse is a **portion in an unfinished state**, offering interesting possibilities for completion and customization. The spaces comprise a room and a **large porch** on the ground floor, a further room with mezzanine on the first floor and a second mezzanine on the upper floor. Thanks to its layout and **separate access**, this portion could be transformed into an independent residence with a private garden, a guest annex or a unit intended for tourist rental.

THE BARN

Separate from the main farmhouse, the **restored barn** (145 m² – 1,560 ft²) constitutes a second **independent residential unit**, particularly suitable for accommodating guests or providing greater autonomy within the property. The building is arranged over two levels, in addition to a basement level used for technical rooms.
The ground floor comprises an **open-plan living area**, consisting of a sitting room, dining area, kitchenette and bathroom. The openings in the original masonry allow natural light to create a welcoming and evocative atmosphere, in harmony with the building's rustic character. The upper floor comprises **two bedrooms**, a hallway and a bathroom.
A distinctive feature of the barn is the **circular terrace**, directly connected to the residence and conceived as a natural extension of the interior spaces. An ideal setting for outdoor lunches, summer dinners and moments of relaxation, immersed in the silence of the countryside and overlooking the surrounding hills.

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EXTERIOR

The property comprises approximately **3.4 hectares of land**, set within a natural environment of great beauty and privacy.
The land is divided between **parkland, woodland and olive grove**, with extensive green areas surrounding the buildings and enhancing their panoramic position.
The variety of the landscape and the configuration of the land offer **numerous outdoor areas to enjoy**, from the spaces closest to the residences to the areas immersed in the vegetation, creating a constant connection with the surrounding countryside.



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