

AGRITURISMO WITH 18 BEDROOMS AND POOL FOR SALE IN CASTELFIORENTINO, TUSCANY

Castelfiorentino – Florence – Tuscany



Interiors
875 m²

Bedrooms
18

Bathrooms
16

Total land
1.2 ha

Swimming pool
15 x 8 m

In the area of Castelfiorentino, in the province of Florence, this interesting property spreads across two separate buildings and offers an important hospitality facility comprising a total of nine independent apartments, in addition to the spaces dedicated to reception and services. The layout of the buildings, together with the presence of independent entrances for the individual units, guarantees guests a high level of autonomy and privacy and makes the property particularly suitable both for continuing the existing hospitality business and for a potential tourism-oriented development project.

SUMMARY OF THE PROPERTY

REFERENCE #: 3089 – VILLA DEI PELLEGRINI

TYPE: countryside villa

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent

INTERIORS: 875 square meters (9,414 square feet)

TOTAL ROOMS: 29

BEDROOMS: 18

BATHROOMS: 16

ANNEXES: farmhouse, utility room

MAIN FEATURES: stone and terracotta walls, exposed wooden beams, terracotta floors, fireplaces, air conditioning, park, swimming pool, olive trees

EXTERIOR: 1.2 hectares (3.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Castelfiorentino (8 km; 10'), San Miniato (10 km; 20'), Empoli (15 km; 20'), Santa Croce sull'Arno (20 km; 25'), Cerreto Guidi (20 km; 25'), Lamporecchio (25 km; 30'), Montopoli in Val d'Arno (30 km; 25'), Pontedera (35 km; 30'), San Gimignano (30 km; 40'), Montecatini Terme (40 km; 50'), Volterra (40 km; 50'), Prato (50 km; 50'), Florence (55 km; 55'), Pisa (60 km; 50'), Lucca (60 km; 1h), Siena (65 km; 1h), Pistoia (70 km; 50'), Livorno (70 km; 1h), Viareggio (90 km; 1h 10'), Forte dei Marmi (100 km; 1h 10'), Massa (110 km; 1h 15'), Carrara (120 km; 1h 20'), Arezzo (120 km; 1h 30'), Bologna (130 km; 1h 40'), Rome (317 km; 3h 10')

CLOSEST AIRPORTS

Pisa G. Galilei (55 km; 45'), Firenze A. Vespucci (40 km; 35'), Bologna G. Marconi (130 km; 1h 30'), Perugia San Francesco d'Assisi (180 km; 2h 10'), Genova C. Colombo (230 km; 2h 30'), Roma Ciampino (330 km; 3h 30'), Roma Fiumicino (340 km; 3h 30')

VILLA DEI PELLEGRINI

In the area of **Castelfiorentino**, in the province of **Florence**, this interesting property spreads across **two separate buildings** and offers an important hospitality facility comprising a total of **nine independent apartments**, in addition to the spaces dedicated to reception and services.

The layout of the buildings, together with the presence of **independent entrances for the individual units**, guarantees guests a high level of autonomy and privacy and makes the property particularly suitable both for **continuing the existing hospitality business** and for a potential tourism-oriented development project.

DESCRIPTION OF THE BUILDINGS

The **villa** (615 m² – 6,617 ft², 14 bedrooms and 12 bathrooms) houses **six independent apartments**, distributed across the ground floor and upper floors.

- **Apt. N°1:** living room with kitchen, three bedrooms and two bathrooms;
- **Apt. N°2:** living room with kitchen, three bedrooms and two bathrooms;
- **Apt. N°3:** living room with kitchen, two bedrooms, closet and two bathrooms;
- **Apt. N°4:** living room with kitchen, two bedrooms, closet and two bathrooms;
- **Apt. N°5:** living room, kitchen, two bedrooms, closet and two bathrooms;
- **Apt. N°6:** living room with kitchen, two bedrooms, closet and two bathrooms.

The **old farmhouse** (240 m² – 2,582 ft², 4 bedrooms and 4 bathrooms) houses the **spaces dedicated to the management and reception of guests**, with a reception area and a service bathroom, as well as a further **three independent apartments**.

- **Apt. N°7:** living room with kitchen, bedroom and bathroom;
- **Apt. N°8:** living room with kitchen, bedroom and bathroom;
- **Apt. N°9:** living room with kitchen, two bedrooms, two bathrooms and closet;

EXTERIOR

The buildings are set within a **12,000-m² garden** equipped with spaces and facilities designed to provide guests with a complete experience. The property features a **swimming pool**, ideal for relaxing during the summer months, and a **convenient parking area** serving the property.

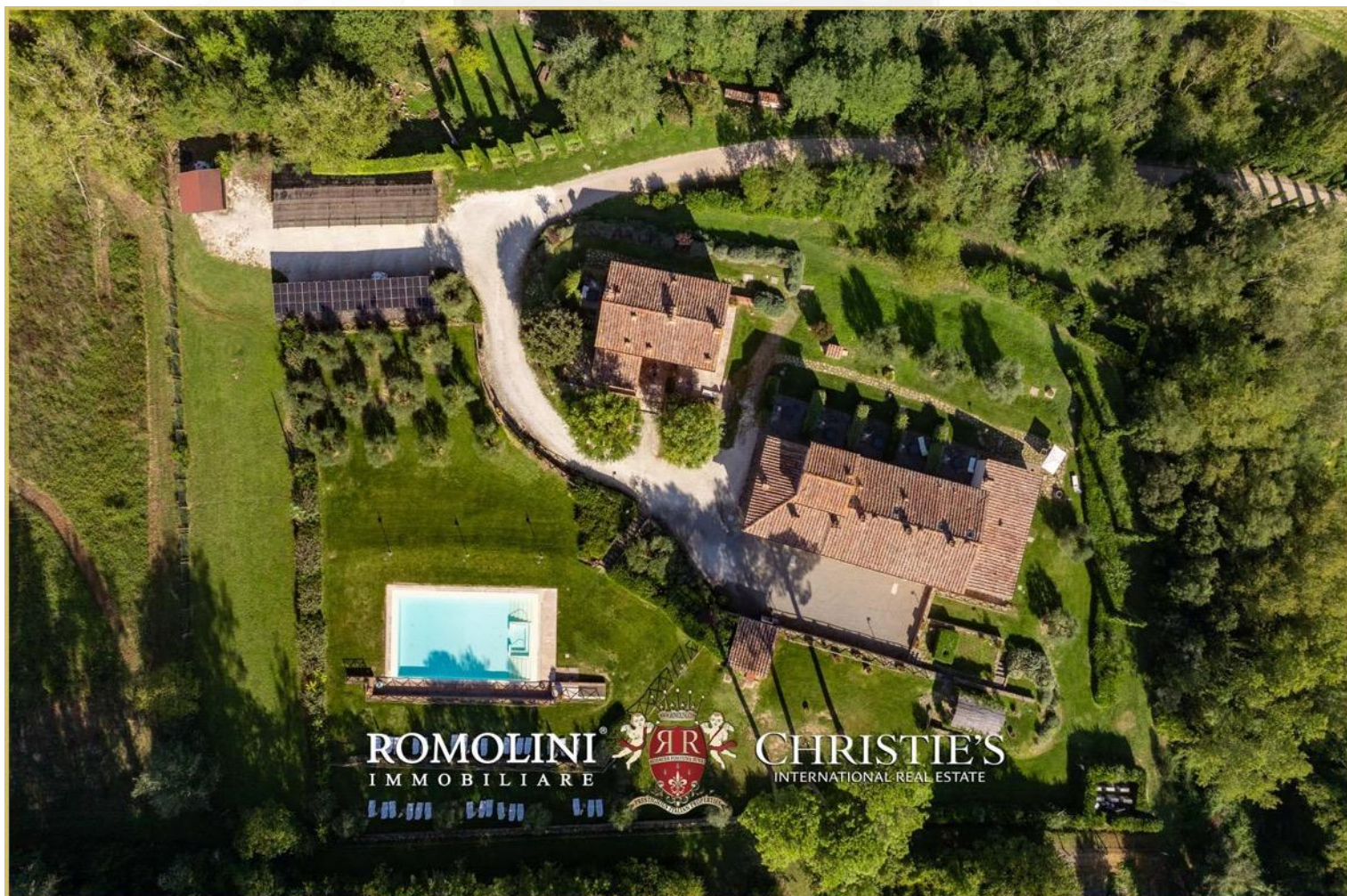
The property is completed by a **storage building** (20 m² – 215 ft²), comprising a technical room and two storage rooms, as well as a **well**.











































































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