LUXURY VILLA WITH MEDIEVAL TOWER FOR SALE IN CHIANTI, TUSCANY

Barberino Tavarnelle – Florence – Tuscany



Interiors	Bedrooms	Bathrooms
610 m²	5	6

Total land	Swimming pool
1.2 ha	13 × 7 m

Immersed in the enchanting hills of Chianti, in Tavarnelle Val di Pesa and approximately 30 km from Florence, an extraordinary medieval castle with a historic tower dating back to the year 1000, characterized by great architectural charm and breathtaking panoramic views over the surrounding countryside, among vineyards, olive groves and woodlands, with a horizon that, on the clearest days, stretches as far as the Alps. The result of an impeccable restoration combining historic architecture, traditional craftsmanship and contemporary interior design, the estate extends over approximately 600 m² of internal surface area, distributed between the main residence, the ancient tower and an independent wellness building.

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ROMOLINI IMMOBILIARE | CHRISTIE'S INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 3120 – CASTELLO NEL CHIANTI
TYPE: historical villa
CONDITIONS: restored, luxury finishes
LOCATION: hilly, panoramic
ACCESS: unpaved road (550 m)

INTERIORS: 610 square meters (6,564 square feet)
TOTAL ROOMS: 20
BEDROOMS: 5
BATHROOMS: 6
ANNEXES: garage, storage room, cellar

MAIN FEATURES: terracotta floors, exposed beams, fireplace, electric gate

EXTERIOR: 1.2 hectares (3.0 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 13 × 7 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
ENERGY CERTIFICATE: G ($EP_{gl, nren}$ = 717.90 kWh/m^2year)
HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Castelfiorentino (25 km; 30'), San Gimignano (25 km; 35'), Empoli (30 km; 35'), Firenze (35 km; 40'), San Miniato (40 km; 40'), Santa Croce sull'Arno (40 km; 40'), Lamporecchio (45 km; 50'), Prato (50 km; 45'), Montopoli in Val d'Arno (50 km; 45'), Siena (50 km; 45'), Pontedera (55 km; 50'), Volterra (58 km; 1h), Pistoia (65 km; 50'), Montecatini Terme (75 km; 55'), Pisa (80 km; 1h 10'), Livorno (90 km; 1h 20'), Arezzo (100 km; 1h 10'), Lucca (105 km; 1h 10'), Viareggio (105 km; 1h 20'), Forte dei Marmi (120 km; 1h 30'), Bologna (130 km; 1h 30'), Massa (130 km; 1h 35'), Carrara (140 km; 1h 40'), Roma (285 km; 3h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (45 km; 40'), Pisa G. Galilei (80 km; 1h), Bologna G. Marconi (125 km; 1h 30'), Perugia San Francesco d'Assisi (165 km; 1h 50'), Genova C. Colombo (250 km; 2h 40), Roma Ciampino (295 km; 3h 10'), Roma Fiumicino (310 km; 3h 10')

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CASTELLO NEL CHIANTI

Immersed in the enchanting **hills of Chianti**, in **Tavarnelle Val di Pesa** and approximately **30 km from Florence**, an **extraordinary medieval castle with a historic tower dating back to the year 1000**, characterized by great architectural charm and **breathtaking panoramic views** over the surrounding countryside, among vineyards, olive groves and woodlands, with a horizon that, on the clearest days, stretches as far as the Alps.

The result of an **impeccable restoration combining historic architecture, traditional craftsmanship and contemporary interior design**, the estate extends over approximately **600 m² of internal surface area**, distributed between the main residence, the ancient tower and an independent wellness building. The buildings are surrounded by **over one hectare of private land**, enhanced by a manicured garden, relaxation areas, a panoramic swimming pool and a productive olive grove. The interiors retain the charm of the original architecture, highlighted by exposed beams, brick arches, fireplaces and large panoramic openings. **Refined materials, contemporary furnishings and bespoke design solutions** define elegant and welcoming spaces, where the medieval character of the property harmoniously blends with the comforts of modern living.

The location allows residents to enjoy the tranquility of the Tuscan countryside without sacrificing the convenience of essential services, located approximately **4 km away**. Florence is easily reached by car, while the airport is approximately **40 minutes away**. The surrounding area, renowned for its landscapes, historic villages and food and wine traditions, offers numerous opportunities to discover wineries, agricultural estates and some of Tuscany's most evocative art destinations.
The property is accessed via a **private gate** and a driveway; the fenced grounds ensure a high level of **privacy and seclusion**.

THE MANORIAL VILLA

The **main residence (313 m², 2 bedrooms and 3 bathrooms)**, is arranged over two floors and features bright interiors, a functional layout and high-quality finishes. On the ground floor, a spacious **living room with fireplace** opens onto the panoramic terrace through large French windows. The bright dining room is complemented by a **contemporary bespoke kitchen**, equipped with state-of-the-art appliances, a central island and a grill station. A second, more intimate dining area completes the spaces dedicated to entertaining.
The floor also houses an **underground wine cellar equipped with a cooling area and tasting room**, an ideal space for wine enthusiasts and for hosting private tastings.
Upstairs, a welcoming sitting room leads to the sleeping quarters, comprising **two suites**, one of which features a private terrace, a study and a refined bespoke walk-in wardrobe crafted from glass, brass and wood. The **master bedroom** features an elegant and spacious bathroom, complete with bathtub, shower and double washbasin.

THE MEDIEVAL TOWER

Connected to the main residence but physically distinct, the **medieval tower (202 m², 3 bedrooms and 2 bathrooms), dating back to the year 1000** represents one of the property's most distinctive features. According to historical sources, its medieval origins are linked to the system of watchtowers and fortifications that, between the 10th and 13th centuries, played a strategic role in monitoring the hills of the Val di Pesa during the conflicts between the Guelphs and Ghibellines.
Today, integrated into the restored complex, the tower offers **independent living spaces**, ideal for accommodating family and guests in an atmosphere of privacy and autonomy. The ground floor features a welcoming **living area with bar, fireplace, games room and home theatre**, designed as a space dedicated to socializing and entertainment. The upper floors accommodate **two suites**,

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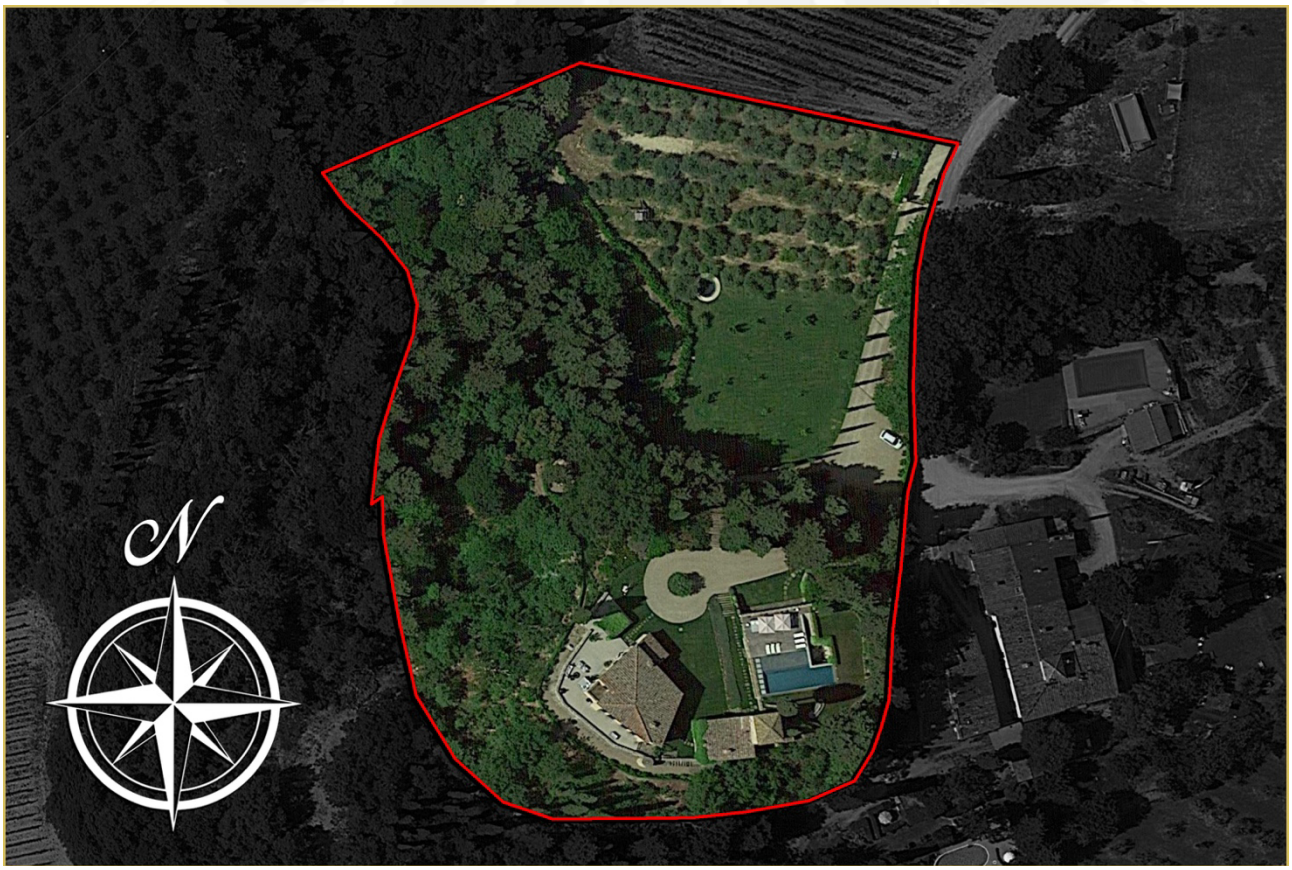
as well as an additional room on the top floor and two bathrooms. The distinctive layout enhances the tower's unique character, combining the charm of medieval architecture with the comfort and requirements of contemporary living.

WELLNESS, SWIMMING POOL AND GARDEN

The **independent building** (95 m², 1 bathrooms) houses a **wellness center**, conceived as an exclusive space dedicated to relaxation and personal well-being. The facilities include a **sauna, Turkish bath, gym, lounge area and hot tub**, offering a complete wellness experience in the privacy of one's own residence.
Outside, the **panoramic infinity swimming pool**, equipped with a hydromassage area and sunbathing terrace, overlooks the surrounding countryside and offers evocative views of the Tuscan hills, creating an ideal setting for relaxation and admiring the beautiful sunsets.

The **12,500-m² private park** has been designed to enhance the relationship between architecture and nature. The garden, enriched with manicured flowerbeds, Mediterranean plants and centuries-old trees, features pathways running alongside the ancient walls, secluded relaxation corners and a social area with fire pit and seating overlooking the countryside.

An area dedicated to outdoor living includes an **ancient stone fireplace, a wood-fired oven and a dining area immersed in greenery**, ideal for hosting dinners and receptions in a setting of great charm. The grounds also include **a productive olive grove and woodland areas**, which help ensure privacy and integrate the property harmoniously into the surrounding rural landscape.
Completing the outdoor spaces is the **panoramic terrace connected to the living areas of the main residence**, a privileged setting for outdoor lunches, social gatherings and evenings at sunset.



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