

Ref. 3125 – **RUDERE CASTELFIORENTINO**

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COUNTRY HOUSE TO BE RENOVATED FOR SALE IN CASTELFIORENTINO, TUSCANY

Castelfiorentino – Florence – Tuscany



Interiors
740 m²

Bedrooms
Up to 5

Bathrooms
Up to 6

Total land
28.2 ha

In the rolling countryside of Castelfiorentino, in the province of Florence, this historic rural estate represents a rare opportunity to create an exclusive private residence or a charming hospitality retreat in the heart of Tuscany. Surrounded by agricultural land, olive groves and woodland, the property combines the authentic character of traditional Tuscan architecture with the potential for a carefully designed redevelopment project.

SUMMARY OF THE PROPERTY

REFERENCE #: 3125 – RUSTICO CASTELFIORENTINO

TYPE: ruined farmhouse

CONDITIONS: to be restored

LOCATION: hilly

ACCESS: unpaved road (600 m)

INTERIORS: 740 square meters (7,962 square feet)

TOTAL ROOMS: 15

BEDROOMS: up to 5

BATHROOMS: up to 6

ANNEXES: barn, storage

MAIN FEATURES: stone and brick walls, wooden beams, olive trees, agricultural land

EXTERIOR: 28.2 hectares (69.7 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: to be connected

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Castelfiorentino (5 km; 5'), Gambassi Terme (10 km; 15'), Montaione (12 km; 20'), Certaldo (12 km; 20'), Montespertoli (18 km; 25'), Empoli (22 km; 30'), San Gimignano (25 km; 30'), Vinci (28 km; 35'), San Miniato (30 km; 35'), Cerreto Guidi (30 km; 35'), Poggibonsi (32 km; 35'), Montelupo Fiorentino (33 km; 40'), Volterra (40 km; 50'), Colle di Val d'Elsa (40 km; 45'), Barberino Tavarnelle (25 km; 30'), Fucecchio (35 km; 40'), Florence (45 km; 55'), Siena (55 km; 1h), Pisa (60 km; 1h), Lucca (75 km; 1h 15'), Livorno (80 km; 1h 20'), Arezzo (95 km; 1h 30'), Viareggio (95 km; 1h 30'), Forte dei Marmi (110 km; 1h 40'), Bologna (135 km; 1h 45'), Rome (290 km; 3h)

CLOSEST AIRPORTS

Firenze A. Vespucci (45 km; 55'), Pisa G. Galilei (65 km; 1h 10'), Bologna G. Marconi (135 km; 1h 45'), Genova C. Colombo (220 km; 2h 30'), Roma Ciampino (290 km; 3h), Roma Fiumicino (315 km; 3h 15')

RUSTICO CASTELFIORENTINO

In the rolling countryside of **Castelfiorentino**, in the province of **Florence**, this **historic rural estate** represents a rare opportunity to create an exclusive private residence or a charming hospitality retreat in the heart of **Tuscany**. Surrounded by agricultural land, olive groves and woodland, the property combines the authentic character of traditional Tuscan architecture with the potential for a carefully designed redevelopment project.

The estate comprises **three independent rural buildings**, currently in a ruined condition, with a proposed reconstruction concept already developed by the technical studio. The buildings offer a **total floor area of approximately 740 m²**, providing considerable flexibility for the creation of a prestigious country residence, a boutique hospitality property or a small rural retreat immersed in nature.

The main farmhouse is the largest building in the complex, with a gross floor area of approximately 550 m². Its traditional architectural features, including an external staircase and loggia, provide an authentic foundation for a restoration project that celebrates the heritage of the Tuscan countryside. The second building, with approximately 170 m² of gross floor area, is an independent rural annex distinguished by a large arched entrance and traditional brickwork. Completing the complex is a smaller, independent outbuilding of approximately 20 m², which could potentially be incorporated into the overall project as a pool house, guest annex, wellness space or service building.

The surrounding land is an important part of the property's appeal. The estate extends across approximately **28,2 hectares of land**, with an existing olive grove contributing to the traditional agricultural character of the landscape. These extensive grounds offer an exceptional setting for landscaped gardens, outdoor living areas and recreational spaces, with the possibility of creating a swimming pool, subject to the relevant authorizations.

Thanks to the configuration of the buildings and the considerable size of the land, the property lends itself to several different development possibilities. It could become an **elegant private estate**, with the main residence complemented by independent accommodation for guests, or a **boutique hospitality destination** offering a more intimate interpretation of Tuscan country living. A project focused on wellness, relaxation and outdoor experiences could also take advantage of the woodland, open countryside and generous outdoor spaces.















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