Ref. 3129 – **BOUTIQUE HOTEL VALDERA** www.romolini.com/en/3129

LUXURY BOUTIQUE HOTEL WITH PARK, POOL AND VINEYARDS FOR SALE IN TUSCANY, PISA

Casciana Terme Lari – Pisa – Tuscany



Interiors	Bedrooms	Bathrooms	Swimming pool
3,518 m²	37	32	12 × 6 m

Total land	Vineyards	Bottles of wine	Olive grove	Oil
11.0 ha	5,800 m²	1,500 approx.	3.300 m²	50 kg

At the edge of a charming medieval town in the municipality of Casciana Terme Lari, in a very convenient location, elegant boutique hotel with park and small vineyard for sale. The property includes five finely restored buildings (over 3,500 m² in total) that house 14 independent apartments. The park has a swimming pool and tennis court while the agricultural land (about 10 ha) hosts a small Cabernet Franc vineyard.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3129 – BOUTIQUE HOTEL VALDERA
TYPE: boutique hotel
CONDITIONS: restored, luxury finishes
LOCATION: open and sunny
ACCESS: excellent, paved road

INTERIORS: 3,518 square meters (37,853 square feet)
TOTAL ROOMS: 50
BEDROOMS: 37
BATHROOMS: 32
ANNEXES: five residential buildings

MAIN FEATURES: terracotta flooring, wooden beams, mix of new and original fireplaces, elevator, vaulted ceilings, manorial building, private chapel, fitness area, park, Italian garden, swimming pool, tennis court, Cabernet Franc vineyard, olive grove

EXTERIOR: 11.0 hectares (27.2 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected
WATER SUPPLY: mains water + Artesian well (100 m)
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Casciana Terme (7km; 10'), Pontedera (13m; 20'), Pisa (32km; 40'), Livorno (35km; 40'), Castiglioncello (39km; 40'), Lucca (40km; 55'), Volterra (40km; 50'), Empoli (42km; 45'), San Gimignano (53km; 1h), Bolgheri (57km; 1h), Viareggio (60km; 55'), Pistoia (69km; 1h 15'), Florence (72km; 1h 15'), Siena (79km; 1h 25'), Rome (343km; 3h 40')

CLOSEST AIRPORTS

Pisa G. Galilei (32km; 35'), Firenze A. Vespucci (68km; 1h 10'), Bologna G. Marconi (160km; 2h), Perugia San Francesco (227 km;2 h 43'); Forlì L. Ridolfi (237km; 2h 40'), Roma Ciampino (356 km; 3h 35'), Ancona R. Sanzio (368km; 3h 45'), Roma Fiumicino (385 km; 3h 55')

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BOUTIQUE HOTEL VALDERA

At the edge of a charming medieval town in the municipality of **Casciana Terme Lari**, in a very convenient location, elegant **boutique hotel** with park and **small vineyard** for sale. The property includes five finely restored buildings (over 3,500 m² in total) that house **14 independent apartments**. The park has a **swimming pool** and **tennis court** while the agricultural land (about 10 ha) hosts a small **Cabernet Franc vineyard**.



Basic services are available in the nearby village (approx. 2 km by car), while the medieval village of Casciana Terme is approx. 7 km from the villa. The road network in the area is well maintained and makes it easy to reach many of the nearby towns for any eventualities.

DESCRIPTION OF THE BUILDINGS

The **manor house** (2,168 m², 19 bedrooms and 18 bathrooms) is a large stately building, finely restored and still bearing much of its original decoration. The mansion is currently divided into eight apartments, all independently accessible, and includes on the ground floor a convenient garage with a technical room, the old cellars, a **fitness area** and a communal laundry. On the left side of the property is the late **18th-century chapel**.

- ***Apt. A***: entrance hall with service bathroom, reception hall, living room, dining room with loggia, kitchen and service bathroom, private terrace, two bedrooms with shared bathroom and large master bedroom with walk-in wardrobe and exclusive bathroom (the floors are connected by a lift);
- ***Apt. B***: entrance, living room, dining room with kitchen, sitting room, office space with service bathroom, master bedroom with bathroom and walk-in wardrobe, two bedrooms and bathroom;

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- ***Apt. C***: living room with reading corner, kitchen, formal dining room, master bedroom with en-suite bathroom and walk-in wardrobe and four bedrooms with en-suite bathroom;
- ***Apt. D***: living room, dining room, kitchen and two bedrooms with en-suite bathroom;
- ***Apt. E***: living room with kitchen, two bedrooms and bathroom;
- ***Apt. F***: living room, dining room with kitchen, two bedrooms and bathroom;
- ***Apt. G***: entrance, living room with dining area and kitchen, bedroom and bathroom;
- ***Apt. H***: living room, kitchen, studio with service bathroom and bedroom with bathroom.

The manor house dates back to the **first half of the 16th century** (1524 – 1543) and over the centuries, having passed through the estates of various families, it was enlarged and decorated according to the new fashions of the time. The current façade dates back to the **late 18th century**, although the two towers were later lowered in 1846 following an earthquake. The building was completely renovated in **2002** by the current owners.

Casa Frantoio (740 m² – 7,962 ft², 10 bedrooms and 7 bathrooms) is a large building at the back of the villa, next to the swimming pool, the result of the renovation of an old olive mill. On the ground floor is a large common area very suitable for events and convivial moments, while the rest of the building is divided into three independent apartments:

- ***Apt. I***: living room, dining room with kitchen, two bedrooms and two bathrooms;
- ***Apt. L***: living room with dining area and kitchen, five bedrooms and three bathrooms;
- ***Apt. M***: living room, kitchen, three bedrooms and two bathrooms.

Casa Angelica (295 m² – 3,174 ft², 3 bedrooms and 3 bathrooms) is an independent building located right next to the main villa on the chapel side: on the ground floor, the central entrance with bathroom divides the two wings of the building where the living room and dining room with open kitchen are located respectively; on the first floor is the sleeping area consisting of three bedrooms, two bathrooms and walk-in wardrobe.

Casa Torretta (211 m² – 2,270 ft², 3 bedrooms and 3 bathrooms) is located a few steps from Casa Angelica, at the entrance to the property. The building houses two rooms used as a cellar and storage and a two-level dwelling. On the ground floor there is a living room with bathroom and a dining room with an open kitchen. On the first floor is the sleeping area with three bedrooms and two bathrooms.

Casa Scuderia (90 m² – 968 ft², 2 bedrooms and 1 bathroom) is a charming two-story dependance with a large living area with sitting room, dining corner and open kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

A **pool house** (8 m² – 86 ft²) with bathroom and technical room complete the property.

EXTERIOR

The buildings are surrounded by a **lush 10,500-m² park** with an Italian-style garden at the back of the villa. In the villa there is a **12 × 6 m swimming pool** with a large terracotta sunbathing area. On the southern side of the property is the **tennis court**.

The agricultural land stretches for about **10.0 hectares** all around the buildings and includes an **olive grove** (3,300 m² for an annual production of about 50 kg of oil), some portions of **arable land** (3.7 ha also suitable for planting olive trees or vines) and some wooded areas (5.2 ha) that shelter the property and ensure privacy. In a small, separate plot to the north, the property also includes a **Cabernet Franc vineyard** (5,800 m²) that produces a small quantity of excellent wine (approximately 1,500 bottles/year). A permit for the vineyard is pending.

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