FRESCOED HISTORIC PALAZZO WITH GARDEN FOR SALE IN CASENTINO, TUSCANY

Poppi – Arezzo – Tuscany



Interiors	**Bedrooms**	**Bathrooms**	**Garden**
1,830 m²	Up to 10	Up to 10	1,295 m²

Dating back to the **13th century** and historically linked to the noble **Gatteschi family**, among whose members was the personal physician of **Cosimo I de' Medici**, this majestic residence was rebuilt in the last quarter of the **18th century** on older medieval foundations, traces of which still emerge today in fascinating architectural details.
The heart of the residence is expressed in the solemnity of the noble floor, where large windows flood the rooms with very high ceilings and precious wooden floors with light. In these environments, an exceptional **cycle of frescoes dating back to 1789** is preserved, the work of famous Florentine master decorators: walls and coffered ceilings are entirely adorned with perspective scenes, elements inspired by classical art, and a rare and isolated 18th-century pictorial testimony of the original village.

The exteriors celebrate the elegance of the historic Tuscan garden, arranged on three magnificent terraces and enriched by romantic rose gardens, a scenic pergola with an old-fashioned taste, and majestic tall trees that offer an oasis of absolute privacy.

Located in an authentic village of eastern Tuscany, not far from **Poppi**, surrounded by wooded hills and Romanesque parish churches, the property boasts a secluded position but well connected to **Florence**, **Arezzo** and the main art cities of the region.

An historic residence of invaluable cultural and aesthetic value, ideal for collectors and art lovers looking for a prestigious home in the heart of Tuscany. Alternatively, the presence of numerous distinct real estate units would easily allow the property to be adapted for hospitality use.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3145 – PALAZZO GATTESCHI
TYPE: historical *palazzo*
CONDITIONS: to be restored
LOCATION: historical center
ACCESS: excellent, paved road

INTERIORS: 1,830 square meters (19,691 square feet)
TOTAL ROOMS: 30
BEDROOMS: up to 10
BATHROOMS: up to 10
ANNEXES: storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, vaulted ceilings, original 18th-century frescoes, marble door frames, decorated stone fireplaces

EXTERIOR: 1,295 square meters (0.3 acres)
GARDEN: yes, well maintained
SWIMMING POOL: no

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: to be connected
ADSL: possible
GAS: natural gas
HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (200m; 5'), Poppi (8 km; 10'), Pratovecchio (10 km; 15'), Montemignaio (15 km; 20'), Stia (18 km; 25'), Bibbiena (18 km; 20'), Ortignano Raggiolo (20 km; 25'), Castel Focognano (25 km; 30'), Chiusi della Verna (35 km; 40'), Subbiano (35 km; 40'), San Godenzo (40 km; 50'), Capolona (40 km; 45'), Arezzo (45 km; 55'), Reggello (45 km; 55'), Pontassieve (50 km; 1h), Sansepolcro (60 km; 1h 10'), Florence (65 km; 1h 15'), San Giovanni Valdarno (70 km; 1h 15'), Montevarchi (75 km; 1h 20'), Cortona (80 km; 1h 30'), Forlì (90 km; 1h 35'), Siena (115 km; 1h 50'), Perugia (125 km; 1h 55'), Gubbio (130 km; 2h), Assisi (145 km; 2h 10'), Bologna (155 km; 2h 15'), Pisa (160 km; 2h 25'), Lucca (165 km; 2h 30'), Rome (260 km; 2h 55')

CLOSEST AIRPORTS

Firenze A. Vespucci (70 km; 1h 20'), Forlì L. Ridolfi (90 km; 1h 35'), Perugia San Francesco (125 km; 1h 55'), Rimini F. Fellini (135 km; 2h), Bologna G. Marconi (155 km; 2h 15'), Pisa G. Galilei (160 km; 2h 25'), Roma Ciampino (260 km; 2h 55'), Roma Fiumicino (280 km; 3h 10')

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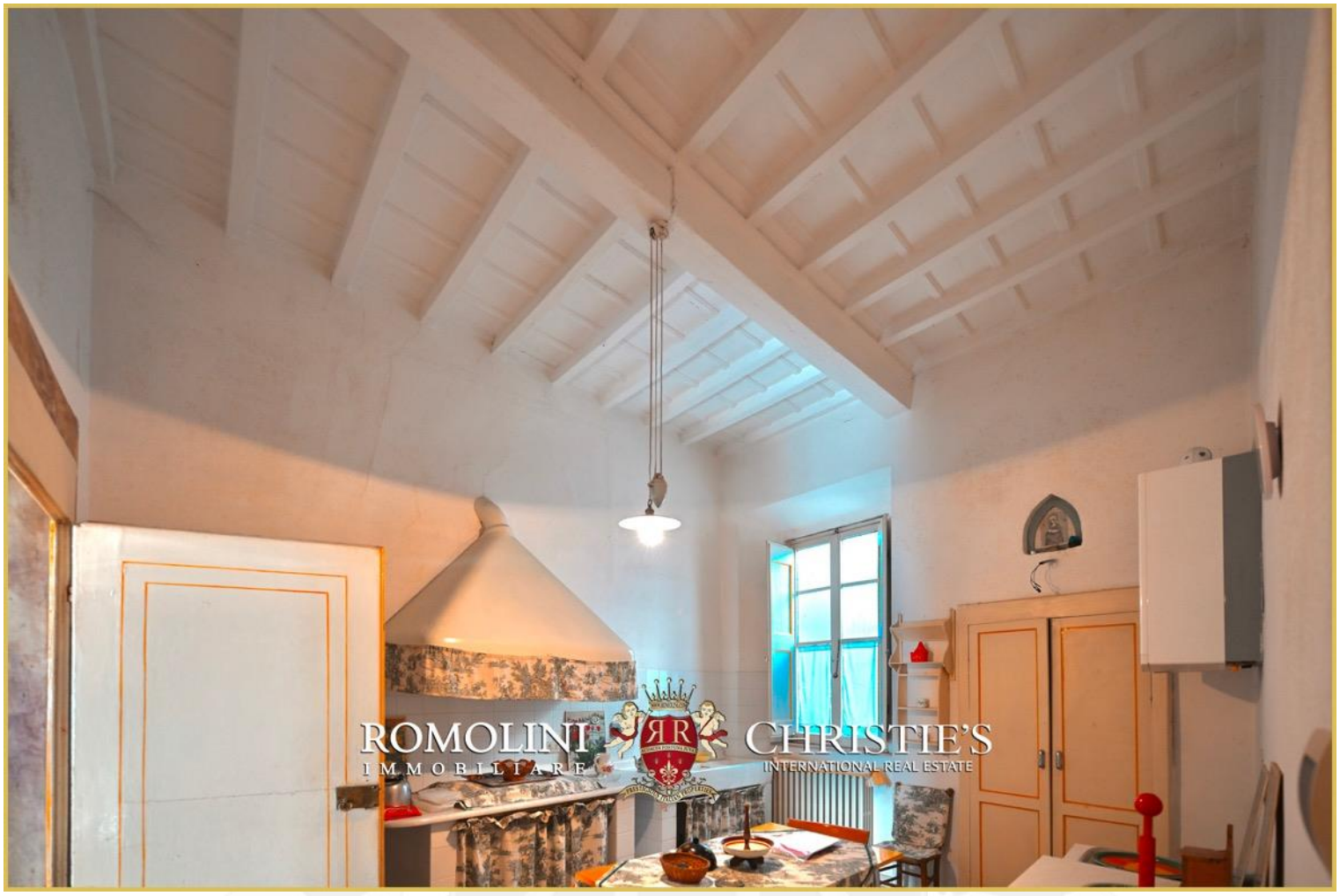

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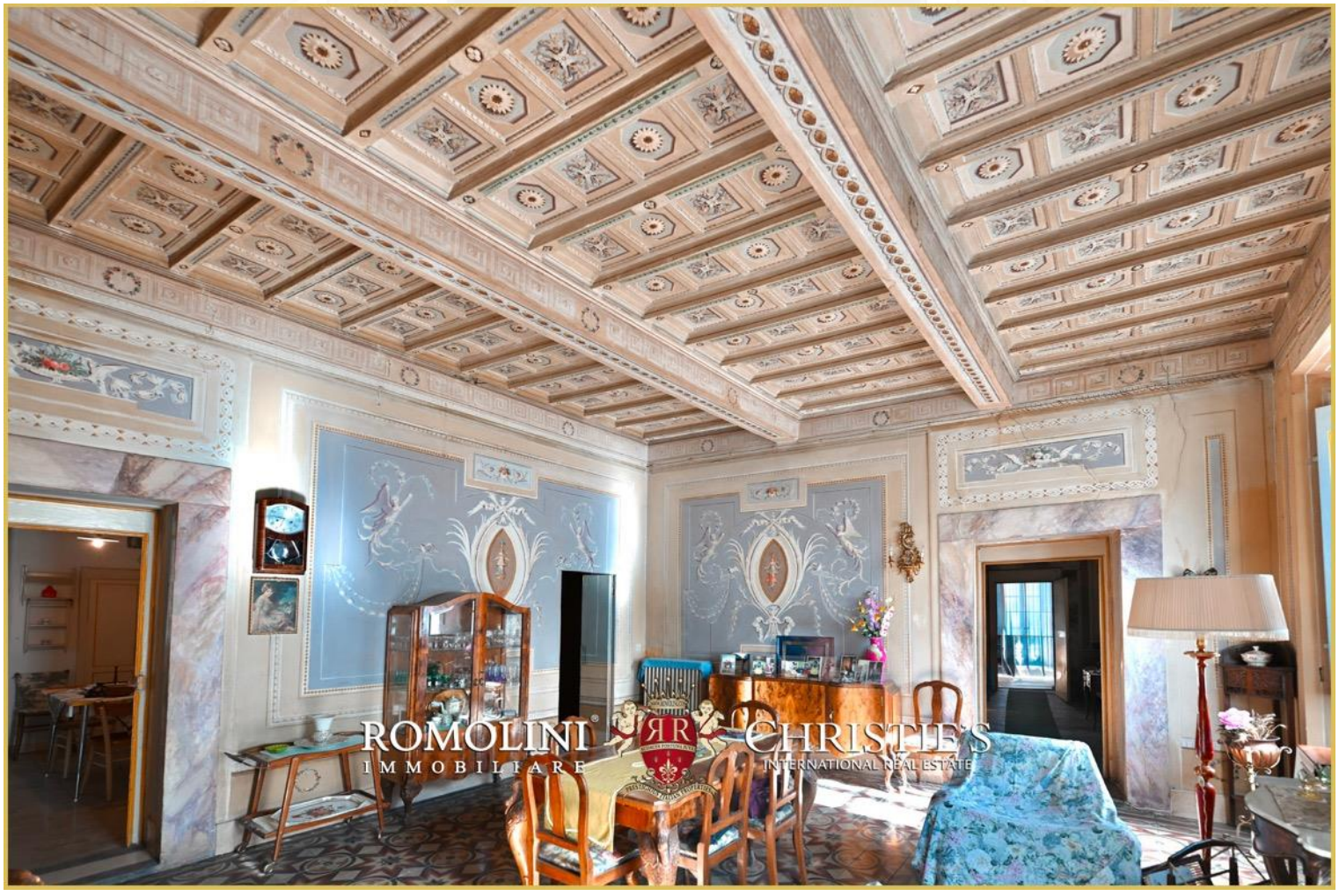

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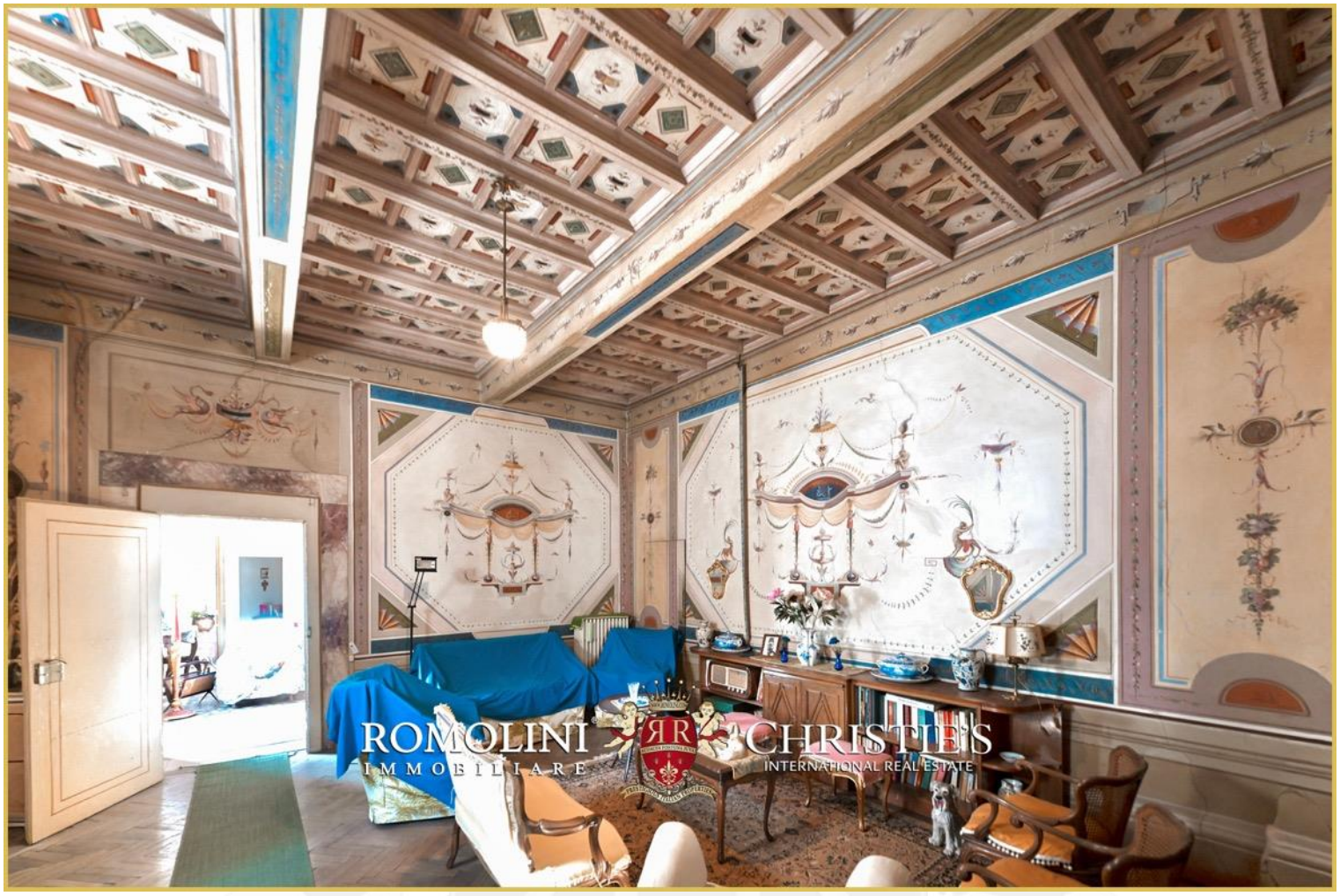

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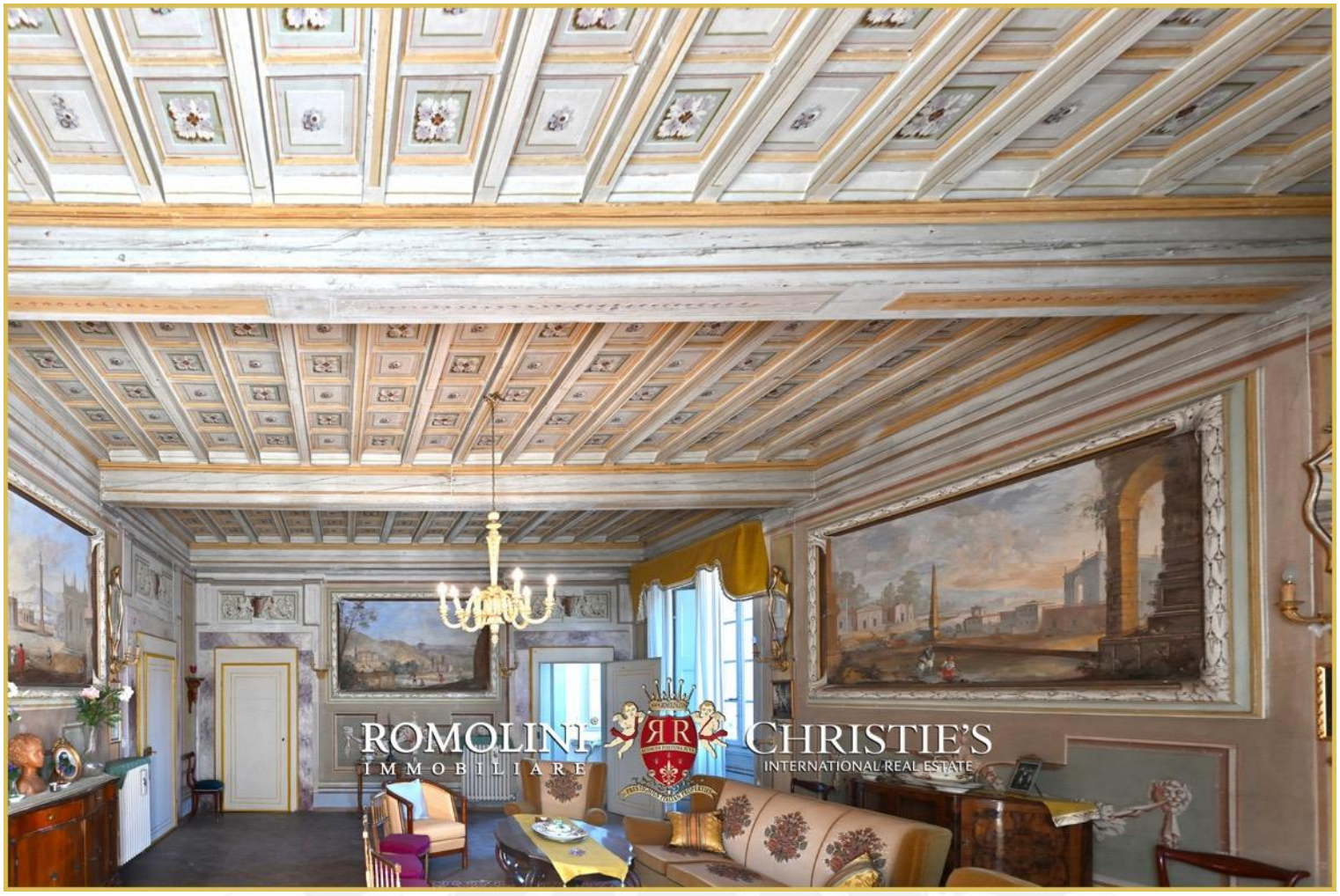

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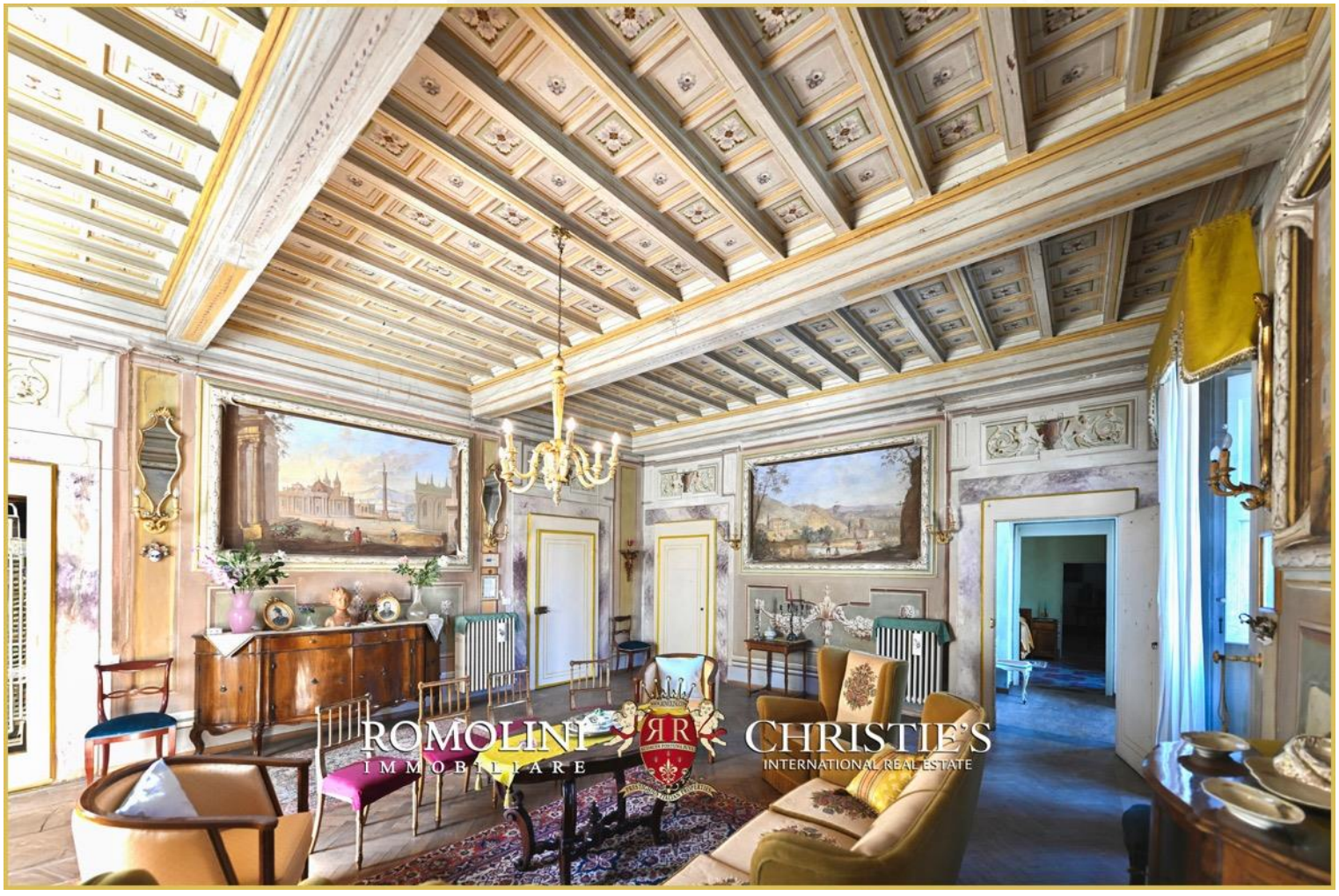

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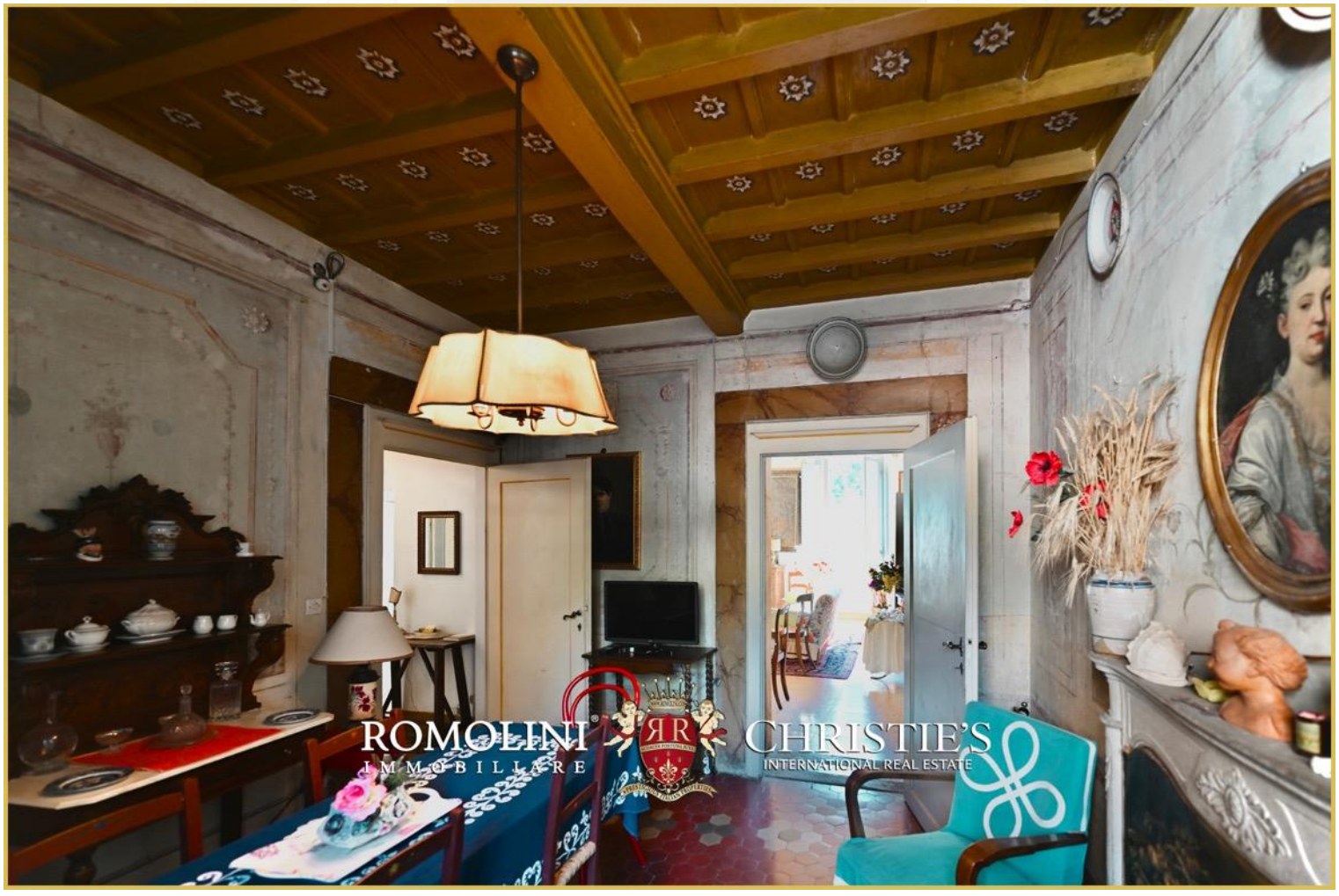

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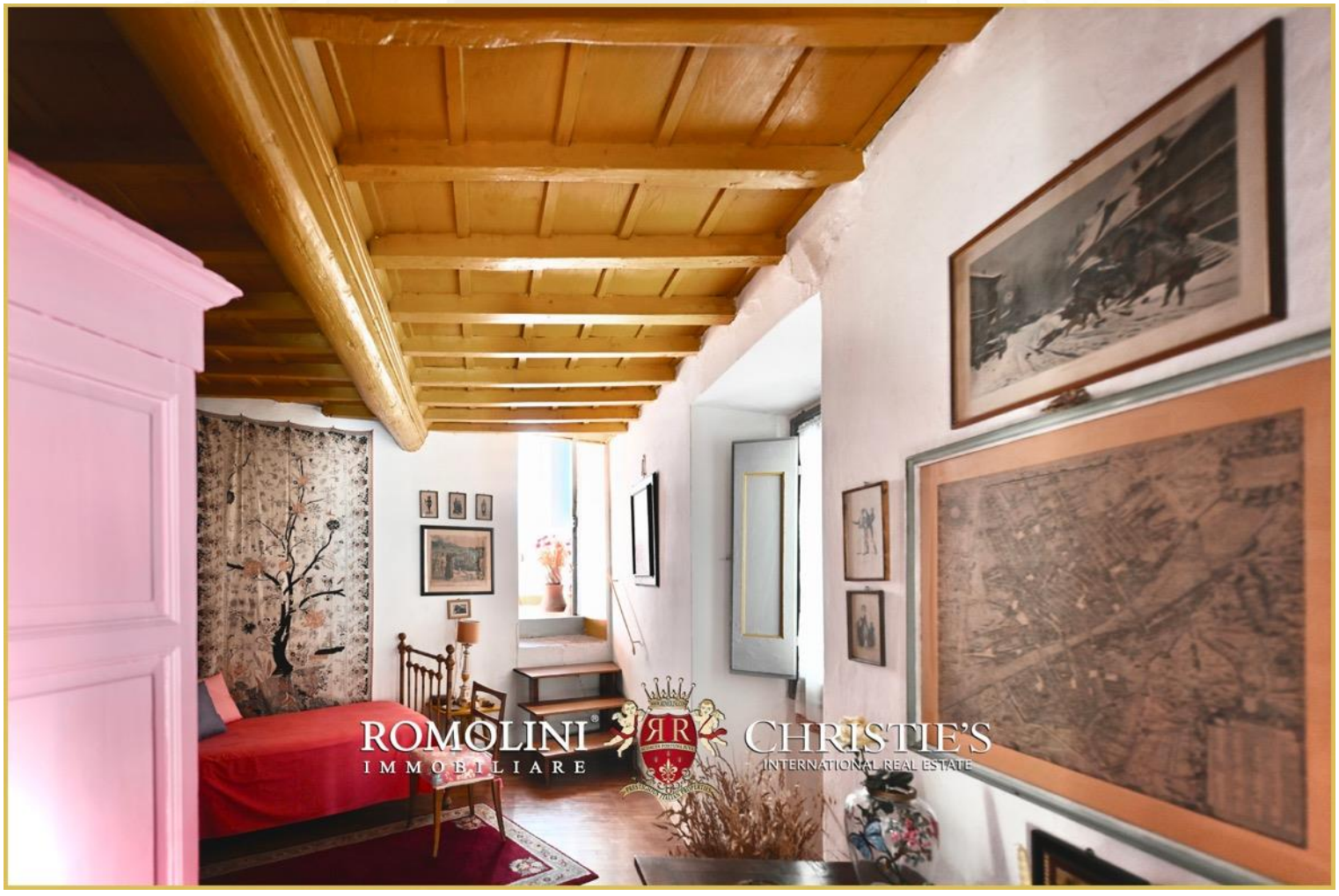

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