



## Charming Tuscan estate in Chianti Valdarno

Price: € 12,000,000.00

Reference Code: 9593-1

## Description

Splendid Tuscan estate characterized by ancient hamlet with perfectly restored period villa and farmhouse totaling 25000 sq. m., immersed in 434 hectares of property, in a dominant position along a road of Etruscan origin in the typical Balze region, among the sinuous hills of Chianti Valdarno, near Florence and Arezzo.

### Description

The core of the estate consists of 3 prestigious main bodies connected internally by basements, and externally by courtyards and hallways, which also delimit the two gardens. All of them have undergone a careful restoration that has preserved their characteristic original architecture: the ancient Borgo, a historic Ghibelline fortification that later underwent major extensions and renovations, with its 18th-century chapel; the elegant period Villa, located at the center of the property and also divided into 3 bodies; and the adjacent Agriturismo, created from the renovation of a large 20th-century farmhouse. The three buildings are flanked by 11 farms and farmhouses, with excellent recovery possibilities, for a total of 15,000 square meters covered. The rooms are equipped with every modern comfort and benefit from enchanting panoramic views of the typically Tuscan countryside. 150 meters from the villa is the farmhouse, expertly restored and divided into rooms and apartments of various sizes with total capacity for up to 52 people.

### Outdoor Spaces

The farm, perfectly set in the rich vegetation of the typically Tuscan hills among lush holm oak woods and crops of all kinds, covers 430 ha including 15 ha of vineyard, 40 ha of olive grove, 130 ha of arable land and 70 ha of woodland divided into different hunting areas. The vineyards are planted with Chianti DOCG: Sangiovese, Canaiolo Nero, Trebbiano and Malvasia. The olive groves include 7,000 trees, on hilly terrain ideal for the Leccino, Moraiolo and Frantoio cultivars. There are two gardens on the property, a larger and older one and a lovely Italian-style park of 19th-century layout, with a splendid fountain on the front of the Villa. The farmhouse hosts large equipped green spaces and a swimming pool with a splendid view of the valley below.

### Condition and finishes

The villa was carefully restored in the 1700s and further extensions and embellishments, such as coffered ceilings and frescoes, added in the 1800s, bringing out the sober and elegant style of the ancient noble residence. The farmhouse has been furnished in typical Tuscan style with terracotta floors, handmade furniture and wrought iron accessories, preserving a sense of tradition while offering every comfort, creating a warm and welcoming environment.

### Potential uses

The historic villa with its large indoor and outdoor spaces is the ideal location for holding receptions and ceremonies, as well as meetings and conferences. The farmhouse is perfectly established.

### Location

In the heart of Chianti Valdarno a few minutes drive from the main services and close to the main Tuscan cities.



Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
180	50	25000 Sq. Ft.	4300000 Sq. Ft.	G	Ottimo - Ristrutturato

## Location Overview



## Accessibility Highlights

**SEA-LAKE**

**HIGHWAY**

**TRANSPORT**

**SERVICES**

**PARKING**

**135 Km**

**19 Km**

**16 Km**

**4 Km**

**5 m**

Additional Points of Interest: Aeroporto di Firenze 65 km (0'58); Aeroporto di Pisa 126 km (1'42); Aeroporto di Bologna 147 km (1'58); Aeroporto di Roma 272 km (2'48); Aeroporto di Milano 397 km (4'20)  
Loro Ciuffenna 6 km (0'08); Figline Valdarno 15 km (0'22); Arezzo 46 km (0'45); Firenze 46 km (0'58); Siena 66 km (1'10); Lucca 126 km (1'44); Abetone 135 km (2'20)  
Ristorante 4 km (0'07); Supermercato 5 km (0'08); Centro benessere 5 km (0'08); Bar 5 km (0'09); Poste 6 km (0'09); Banca 6 km (0'10); Golf Club 20 km (0'31)











































































































































































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## CETONA

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53040 Cerona (SI)

## PIENZA

Loc. Botteghino di Palazzo Massaini, 9  
53026 Pienza (SI)

## MONTEPULCIANO

Via di Gracciano del Corso, 6  
53045 Montepulciano (SI)

## GROSSETO

Via A. Bertani, 16  
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