



## Luxurious real estate complex in the heart of Tuscany

Price: € 42,000,000.00

Reference Code: 3008

## Description

Historic dream castle with a private chapel and numerous towers and details dating back in time bearing the Brunelleschi signature dominating one of the Tuscan hills, surrounded by more than 1200 hectares of land and serving as the capital of the well-established company that produces excellent wines and oil; in addition there is a number of farmhouses used for production or as accommodation for guests and workers.

### Location

Located between Florence and Siena, it boasts a splendid panoramic position from which the Tuscan hills dominate, close to the most beautiful and beloved places in Tuscany, such as Pisa, Volterra and San Gimignano. Located in a private but at the same time easily accessible position, 30 Km from Florence, 50 Km from Siena and well connected to the most beautiful and picturesque areas of Tuscany. The closest airport is in Florence and can be reached in half an hour.

### Historic Background

One of the most beautiful historic houses in Tuscany built in 1424 by the noble Florentine family of the Pucci. The house that once housed Lorenzo the Magnificent, Pope Clement, the King of Italy Vittorio Emanuele III and which still preserves the details of the past with great care.

### Description

The castle developed around an internal courtyard, on an area of approximately 2,930 square meters, has 3 levels and is in excellent condition. On the ground floor there are several reception rooms with terraces and all the necessary services, currently used as reception rooms of great charm and administrative offices, while the first floor mostly used for the sleeping area with large double bedrooms in old style with its services, and on the underground level there is a spectacular cellar in natural tofo for aging wines with natural temperatures. Here there is also a beautiful chapel which is still consecrated today and used for weddings. The towers and passage on the perimeter of the castle create a real charm which can be imagine in the past was enriched by torches and protected by the guardians, and from here opens a truly unique and unforgettable panorama of the Tuscan hills and internal courtyard of the castle.

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Not far from the Castle is the Villa of 700 with an area of about 1150 sq m which is spread over three floors in addition to a central turret, where the service rooms are located in the basement. On the first floor and on the mezzanine floor there are a series of rooms with the classic distribution for the villas of the time. Villa is part of the farm which includes other buildings, to specify 6, for a total of about 3,500 square meters.

To complete the property there are also - a farmhouse complex consisting of 10 apartments currently in business, a farm that currently produces quality wines and oil with its own brand and a series of buildings, mostly presented by farmhouses, about 53, scattered over the whole territory that seems to be owned, for a total of 30'000sqm.

### State and finishes

The castle has been finely and carefully restored and has all the typical elements of Tuscan country buildings, such as terracotta floors, wooden beams and stone fireplaces, in addition to the powerful medieval walls still in perfect condition. It is currently used as the accommodation for high-level events.

In addition to the farm, the villa and farmhouse are in good condition. Other buildings need complete restoration with the following complete recovery works.

#### Outdoor spaces

The castle, which creates the main body of the property and to which everything else revolves, is surrounded by a centuries-old park with an Italian garden that maintains its classic style where there is a tennis court, a swimming pool and a business center. Overall 1,200 ha of land of which 7 ha of IGT vineyard, 14 ha of olive groves (3,500 plants), 19 ha of vineyards that produce the famous Chianti DOCG and the remaining hectares are divided between arable land and woods.

#### Potential for use

A property that opens up a wide range of options for those who buy it - private historical residence inside the castle with further use of farmhouses to rent or resell, development of accommodation activities throughout the territory with the creation of golf courses and many others activities for tourists or as a structure for high-level events.

Rooms

Bathrooms

Square Footage

Garden/Terrace

Energy Class

Status

52

34082 Sq. Ft.

1200000 Sq. Ft.

G

Buono

## Location Overview



## Accessibility Highlights

**SEA-LAKE**

**HIGHWAY**

**TRANSPORT**

**SERVICES**

**PARKING**

**78 Km**

**26 Km**

**1 Km**

**5.7 Km**

**m**

Additional Points of Interest: Aeroporto di Firenze - 40km; Aeroporto di Pisa - 67km; Aeroporto di Bologna - 127km; Aeroporto di Roma - 311km; Aeroporto di Milano - 323km  
Aeroporto di Massa ( solo jet privati) - 114km; Aeroporto di Grosseto ( solo jet privati) - 128km  
San Gimignano - 22km; Firenze - 30km; Volterra - 37km; Siena - 50km; Pisa - 60km; Livorno - 30km; Forte dei Marmi - 105km





































































































Contattaci per avere maggiori informazioni tecniche.





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## CETONA

Piazza G. Garibaldi, 29  
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  
58100 Grosseto

