

Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

Farm near Cartaldo Certaldo (Firenze)

AGRICULTURAL FARM with tourist accommodation facility, in full agriturismo and agricultural activity, located in a hilly position with spectacular panoramic views of the typical Tuscan landscape of vineyards and olive groves.

The property consists of a farmhouse for residential use, an independent building, a garden with swimming pool and land of approximately 10 hectares with vineyard, olive grove and small forest.

THE MAIN FARMHOUSE is currently used for tourist rentals and is divided into 2 large, finely renovated apartments, with independent and communicating entrances, a true architectural jewel with research into selected materials and high quality finishes such as antique terracotta floors and beamed ceilings and bricks characteristic of typical Tuscan farmhouses.

THE FORMER BARN with stone facades located not far from the farmhouse, spread over 2 floors, is currently in its raw state and can be completed to your liking and needs; the current project involves the use of an apartment for the owner or an employee or family member, a cellar and agricultural outbuildings, The total size of both properties is approximately 450 square meters, of which approximately 135 square meters for the farmhouse and approx. 340 square meters in total for the barn.

The garden belonging to the properties is perfectly cared for down to the smallest detail, with a beautiful equipped panoramic swimming pool.

LAND of approximately 10 hectares with 2 hectares of olive groves and 5 hectares of D.O.C.G. vineyards. and I.G.T.; the vineyards are all recently planted and in full production.

Located in the heart of Tuscany, this property is located in a strategic position, not far from the most important art cities such as Florence, Pisa, Siena, the Chianti area and a few kilometers from the famous towns of San Gimignano, Volterra and Certaldo. T

The agricultural activity has been active since 1990 and the agriturismo activity since 2001.

The location is not too isolated, in fact, the property is located near other homes, while maintaining all its privacy and tranquility.

SALE
€ 1.800.000,00
negotiable

LISTING DATA		COMMERCIAL OFFER	
Published on	11-07-2024	Type of contract	Sale
Reference	845	Price	€ 1.800.000,00
Type	4. Farm - Agriturismo - B&B	price notes	negotiable
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Certaldo	Energy rating	Classe G, EP gl,nren 251,14 kWh m2 anno
Province	Firenze	m ²	450
Region	Toscana	Bedrooms	N. 4
Country	Italy	Bathrooms	N. 2
Location	Countryside		

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GARDENS AND GROUNDS

Adjoining land

Comments pproximately 10 hectares with 2 hectares of olive groves and 5 hectares of D.O.C.G. vineyards. and I.G.T.; the vineyards are all recently planted and in full production.



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