

## for Sale to Certaldo : Campagna



**594 square meters | : 10 | : 10 | : 14**

Here it is: **A TERRACE OVERLOOKING THE TUSCAN HILLS!**

That was our exact exclamation the first time we visited this typical **Tuscan farmhouse**, in a magnificent panoramic and dominant position with **vineyard, olive grove, swimming pool, agritourism rentals** in short, the quintessential **Tuscan Dream!** But beware: behind the rustic look lie technological systems that qualifies the property for energy class A!

We are located in the stunning countryside just a few minutes' drive (5 km) from **Certaldo**, the medieval gem and birthplace of Giovanni Boccaccio, 17 km from **San Gimignano**, 40 km from the center of Florence and 45 km from the center of Siena. As you ascend to the top of a hill, you arrive at the property's gate. As soon as you enter and reach the terrace, the view-dare we say, perfect-will take your breath away.

The buildings are perfectly positioned, including the beautiful recently built **swimming pool**. All indoor and outdoor spaces enjoy the magnificent panorama.

The main building is a typical **Tuscan farmhouse** of 386 sqm, made of solid stone and brick walls, recently subjected to a deep renovation that has fully enhanced its hospitality potential and improved its energy efficiency.

The farmhouse is ideally divided for accomodation:

On the ground floor, there is a large saloon for welcoming guests for breakfast or, if desired, lunch and dinner. Toilets are available, and of course a professional kitchen up to code with direct access to the outdoor BBQ area, and a large room used as a pantry.

Still on the ground floor, with independent access, there are two bedrooms with en-suite bathroom of which one fully accessible for

people with disabilities.

An external staircase leads to the first floor, where there are eight additional bedrooms, each with an en-suite bathroom. All rooms are equipped with hot/cold air conditioning, comfortable and functional bathrooms, and high-quality furnishings. Large windows fill the rooms with natural light and offer unique views.

And if you're not interested in continuing the agriturismo business, the farmhouse can easily be transformed into a single-family residence with just a few modifications.

In front of the farmhouse is the **panoramic terrace** the place where so many guests have dreamed-even if just for a moment-of owning a place like this a view among the most beautiful you can imagine in Tuscany!

At the right distance from the main house is the second building: **an independent 72 sqm villa** used as the owners' apartment. Upstairs is a loft with kitchenette and a terrace, along with a large window that literally "lets the view in" it's rare to find such an opening!

It's easy to imagine yourself here with your morning coffee or evening glass of wine

The finishes are excellent, combining rustic feel and modern touch.

On the ground floor there's additional space with a utility/laundry room and a covered porch.

Built using the best solutions for energy saving and modern design, this home guarantees maximum comfort, with thermal insulation, underfloor heating, air conditioning, top-quality windows, classified in **energy class A2!**

Beneath the terrace are the cellar ideal for producing wine from your own vineyard, with an adjacent barrel aging room and two other rooms for storage of farm products and tools. The surface of this outbuilding is 136 sqm.

Also in an extremely panoramic position is the stunning 14x7-meter **infinity pool**, which enhances the view incredibly.

Gently sloping down the valley, the approx. 6 hectares land extends in a single plot, including about one hectare of Sangiovese vineyard with some other native grape varieties, and fully productive olive trees. The cold-pressed **extra virgin olive oil** from these olives is absolutely delicious! Have you always dreamt of a small family-run production of wine and olive oil? Welcome...

A separate thermal power station manages the perfect climate control for both houses, powered by a **20 kW photovoltaic system**, powerful heat pumps, a 1350-liter boiler, and solar collectors for hot water.

A truly enchanting place, kept in impeccable way, a high-end agriturismo - already very well-reviewed - and the expression of a dream lifestyle one that's peaceful, far from the chaos, and devoted to contemplating beauty.

## Property details

---> **Codice** <---: 527

---> **Motivazione** <---: Sale

---> **Tipologia** <---:

**Region:** Toscana

---> **Provincia** <---: Firenze

---> **Comune** <---: Certaldo

---> **frazione** <---: Campagna

---> **Prezzo\_Richiesto** <---: € 2.750.000

---> **Totale\_mq** <---: 594 square meters

---> **camere** <---: 10

---> **bagni** <---: 10

---> **Locali** <---: 14

: 2020

: Yes









































































