



Rif. 0307



Lionard S.p.A.

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## **Tuscany Montespertoli FARMHOUSE IN CHIANTI with vineyards and olive groves**



### **DESCRIPTION**

On the Chianti hills near Florence, home to buy composed of various cultivations including vineyards, olive groves and woodland for a total of 23 hectares. The farmhouse is in a rural style and dates back to the end of the XVIIIth century.

The property was enlarged and renovated at a later date after its completion. In this way the covered area has a surface of about 800 m2, subdivided by a principal house, a farm and various annexes used as agricultural activities: cellar.

Out of the properties the main home is on three levels. The ground floor hosts a kitchen, a bathroom with laundry, a dining room and a double living room enlightened from large windows overlooking on the garden from which we can admire the wonderful hills. The middle floor is occupied by a living room with chimney and has access to a terrace furnished with garden furniture where it's

possible to spend pleasant evenings open-air. From this room we reach the upper level occupied by the sleeping area consisting of a bathroom, four bedrooms, two of which with bathroom. Besides, two of the four bedrooms have access to a large terrace of about 40 m<sup>2</sup>.

The rural building has an independent entrance covered by a small loggia and hosts a large kitchen, two bedrooms, a bathroom and a technical areas.

A renovation plan has been accepted and it foresees the realization of a third housing unit.

## TECHNICAL DETAILS

### LOCATION

Located in the easternmost part of Valdelsa, Montespertoli is on top of a hill that separates the valley of the Pesa river from the river Elsa, and is surrounded by a landscape that in the collective imagination and in postcards is what typically represents Tuscany: gently rolling hills planted with vineyards and olive trees and crossed by rows of cypress trees and dirt roads. Although the area appears to have been inhabited since the time of the Etruscans and then by the Romans, there is evidence that from the XII century, a time when the history of Montespertoli is linked to that of Florence and the presence of the Volterrana Way, a road crossed the territory of Montespertoli and joined the Via Francigena near Certaldo, connecting it to the main cities of Tuscany (Florence, Siena, Volterra and Pisa) positively influencing economic development, as is the case with the large weekly market that was held at the nearby parish church of San Pietro. The strategic position of Montespertoli has forever been appreciated by the great noble and aristocratic families of Tuscany such as the Guicciardini, the Frescolbadi, the Acciaiuoli, the Rucellai, the Strozzi and the Barbadori who in this place had impressive and elegant residences and castles built that still today enhance the wonderful landscape of the Montespertoli countryside. Set within the context of the area of Chianti in the region of Tuscany, Montespertoli is one of the undisputed capitals of wine and oil, and not surprisingly one of the most important "Cities of Wine" and "Cities of Oil" in Tuscany. But it is also very famous for its truffles, so much so that together with Montaione, they form part of the "City of the Truffle" association. Montespertoli is known and famous throughout the world thanks to the wine that it produces, now enhanced by several events and shows that take place there every year and which attract thousands of visitors from around the world, situated, as it is known, on the "Montespertoli wine road" and the "Wine road of the Florentine hills".

Interior surface: 800 m<sup>2</sup>

Exterior surface: 23 he



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Main house: 250 m2

bedrooms: 4

bathrooms: 4

living rooms: 1

dining rooms: 1

kitchen: 1

Farm: 100 m2

bedrooms: 2

bathrooms: 1

dining rooms: 1

kitchen: 1

plus other rooms and technical areas

ground: 23 he

Florence km 24 - Lucca km 80 - Pisa km 63 - Siena km 43 - Casentino National Park km 41 -  
Montelupo Golf Club km 7 - Casciana thermal baths km 22 – Florence airport km 27 – Highway  
exit: A1 Scandicci exit km 18.

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**Price: On Application**



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## PROPERTY PHOTOS



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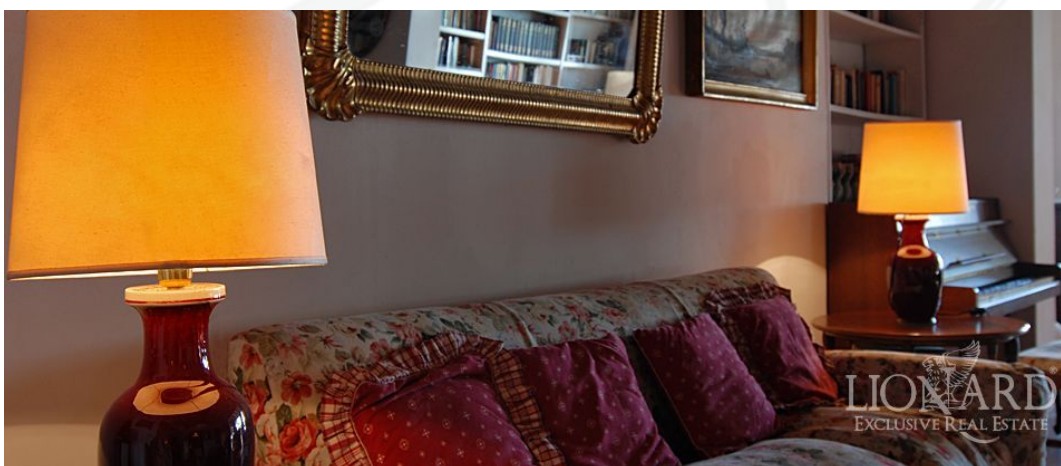
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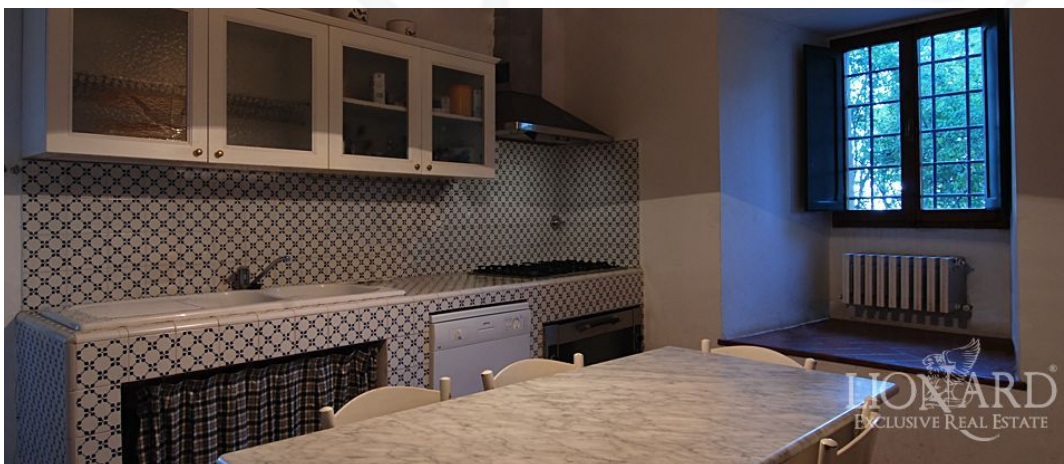
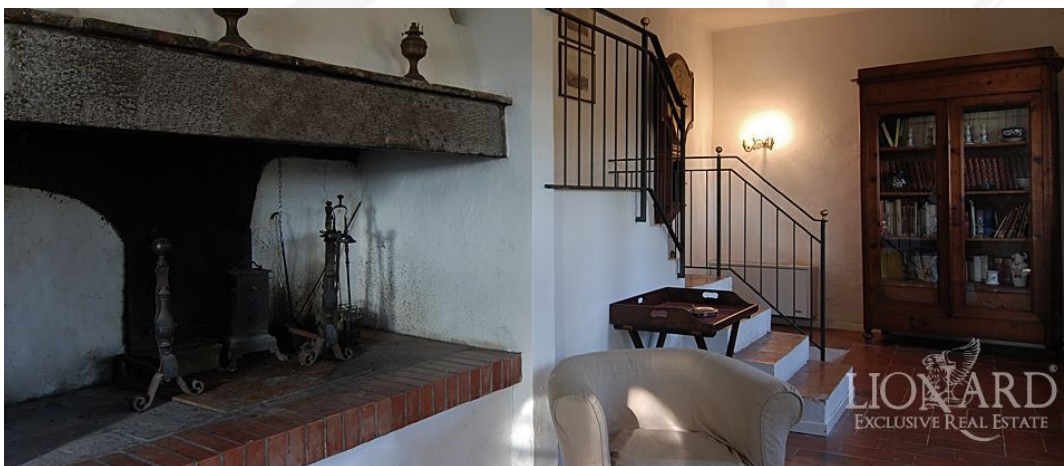
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