



**Splendid Villa for sale on the hills of Valdarno**

*Italy, Toscana*

<b>Price:</b>	<b>€ 3 400 000</b>
<b>Object type</b>	House, Twin Houses, Mansion, castle, estate, Penthouse
<b>Market</b>	Resale
<b>Bedrooms</b>	5
<b>Number of rooms</b>	10
<b>Land area</b>	62000 m2
<b>Area</b>	380 m2
<b>Category</b>	For sale



The villa dates back to the 13th century, was originally built as a watch tower and stands in a privileged panoramic position overlooking the Tuscan hills, with easy access to all main roads and transport links, just 15 km from Florence.

The villa is surrounded by large gardens brought to life by the famous Italian landscape designer Pietro Porcinai, who shaped the exclusive 6 hectares of land of the Estate including an elegant 8 x 14 meter salt water swimming pool, completed by a solarium with double sun loungers and umbrellas, large lawns edged with flowers, shrubs and olive trees and panoramic terraces with splendid views of the countryside.

The main Villa is spread over three levels. The interior has been carefully restored to preserve the original supportino structure of the house: every painting, mirror, carpet and furnishing accessory is the result of careful research and craftsmanship. The original Italian sandstone was used for the floors and stairs, the walls are finished with Venetian stucco in pastel shades and all the accessories are hand-made to measure.

On the ground floor is a fully equipped kitchen, with woodstove and direct access to a large paved patio perfect for breakfasts, a large and bright formal dining room with antique fireplace, a further smaller dining room with door with glass doors and direct access to the garden, a double living room with fireplace and floor-to-ceiling glass doors leading to the splendid terrace, fully furnished for outdoor dining. A service bathroom and a storage room complete the ground floor.

The original Gothic stone arch dating back to the 13th century leads to the first floor through the sandstone staircase which leads to a large landing and the beautifully finished and furnished sleeping area where there are 3 double bedrooms and a single bedroom with en suite bathrooms, made of pink Portuguese marble and luxury finishes.

A delightful studio apartment has been created in the basement with an independent entrance, with elegant all-white furnishings, equipped with a double bed, a living area with fireplace and wall shelves, bathroom, air conditioning and private patio.



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The property includes a garage with automatic gate, a small greenhouse/winter garden and an agricultural building. The property is completely fenced and accessed via two automatic gates.

Located in Valdarno, between the river and the hill, the territory of Rignano sull'Arno is made up of many hamlets scattered among the greenery, interspersed with Romanesque parish churches and cultivated fields. The origins are certainly ancient, as evidenced by the findings of Castelluccio, archaeological excavations which date back to 1086 the first settlement, soon coveted by Florence for the control of this strategic area. What is striking, throughout the Rignano area, are the churches, which constituted the central fulcrum around which the towns were built.

**DISTANCES:**

Florence: 15 km, Florence Airport: 24 km, Greve in Chianti: 20 km, Siena: 80 km, Pisa city and airport: 100 km, Lucca: 100 km, Viareggio and Forte dei Marmi: 100 km

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