



**House with pool and farm in
 Montaione, Florence, Tuscany**

Italy, Toscana

Price:	€ 4 000 000
Object type	Mansion, castle, estate, Winery, Investment project, Hotel Apartment
Market	Resale
Bedrooms	18
Land area	125000 m2
Area	860 m2
Category	For sale



The property is located near Castelfalfi, Montaione, and is part of a complex consisting of:

Approximately 12.5 hectares of land divided into 2 hectares of vineyards, 3 hectares of olive groves, 2 hectares of arable land, the rest uncultivated and woodland.

An agriturismo structure with a park and swimming pool and 2 buildings totaling 460 square meters.

A dwelling consisting of a warehouse/cellar and a kitchen with a tasting room and a park of 400 square meters.

Agriturism Complex:

The structure is located in a panoramic position at about 400 meters above sea level. It consists of an ancient farmhouse with an adjacent barn, which together are divided into 8 apartments, within a park-garden created with classic Mediterranean shrubs and stone walls.

Each apartment has an independent entrance and a garden or terrace for exclusive use, equipped with barbecue facilities, tables, and chairs under pergolas, and sun loungers for relaxation. In the pool area, each apartment also has its own reserved gazebo with chairs and sun loungers for exclusive use. The structure is equipped with an open terrace with a swimming pool and parking.

All apartments are finely furnished in the style of classic Tuscan farmhouses. They all feature bedrooms with private bathrooms, traditional masonry kitchens with stoves and fireplaces, ovens, dishwashers, living areas with Tuscan-style furnishings, armchairs, satellite TVs, and Wi-Fi.

The Farm extends over a total area of 12.5 hectares, divided into 2 hectares of vineyards, 3 hectares of olive groves, 2 hectares of arable land, and a portion of woodland.



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The lands are all united in a single ellipsoidal body with a hilly terrain. The properties are within the Farm lands. The internal connections are provided by dirt roads. Half of the extension is part of a hunting and game company, while the other half is completely fenced.

Castelfalfi is a renowned Tuscan village for its beauty and history. In fact, this village has Etruscan origins and later underwent medieval influence as it was chosen by the kings of the time as a military fortress. The Italian noble house of de' Medici also settled in this village, choosing it as their dwelling and consequently carrying out renovations to the Castle.

Today, there are activities to experience such as the well-known Golf Club Castelfalfi, Adventure Park Castelfalfi, Wine Tours, culinary experiences at famous starred restaurants, and excursions in the midst of nature. Furthermore, it is a village subject to important redevelopment projects aimed at enhancing the place while preserving its natural beauty.

Castelfalfi 10 km
Volterra 16 km
Castiglioncello/sea 66 km
Florence 73 km
Siena 57 km

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