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**Estate consisting of villa, farm and agriturismo in Montaione, Florence, Tuscany**

*Italy, Toscana*

<b>Price:</b>	<b>€ 7 000 000</b>
<b>Object type</b>	Mansion, castle, estate, Golf real estate, Winery, Hotel Apartment
<b>Market</b>	Resale
<b>Bedrooms</b>	28
<b>Land area</b>	1100000 m2
<b>Area</b>	860 m2
<b>Category</b>	For sale



The property is located near Castelfalfi, Montaione.  
The complex is divided into 3 prestigious units:  
Agriturismo: 470 sqm  
Villa: 550 sqm  
Restaurant: 450 sqm

All accommodations have been carefully restored, bringing the rustic buildings back to their original beauty. There are 14 apartments, all finely furnished in the style of classic Tuscan farmhouses. Each apartment features 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. 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 Agricultural Company extends over a total area of 103 hectares, in a single body divided into 9 hectares of vineyards, 7 hectares of olive groves, 4 hectares of arable land, 79 hectares of woodland, 3 lakes of 1.5 hectares each, and 2.5 hectares of parks and gardens. The company's lands are all united in a single ellipsoidal body with a hilly terrain. The average altitude is about 400 meters above sea level. The properties are within the company's lands. Internal company roads are provided by dirt roads totaling approximately 8 km in length. Half of the extension of the company is part of a hunting and game company, while the other half is completely fenced, limiting access to unauthorized persons.

**Agriturismo:**

The structure is located in a panoramic position at about 400 meters above sea level and is located within the



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homonymous agricultural company. 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. The structure is equipped with an open terrace with a swimming pool and parking, as well as a common area for tasting the company's products. The Agricultural Company owns all the equipment necessary for winemaking and owns the brands that produce and market the wine from the property's vineyards. The direct activity can therefore be easily reactivated.

#### Villa:

The villa is built on the remains of a farmhouse dating back to medieval times (formerly a convent) raised on two above-ground floors and a semi-basement floor. The location is very panoramic and immersed among the olive groves and woods of the company. Nearby is one of the 3 company lakes. The structure has 5 apartments located on various floors of the building, one of which occupies an entire floor with a very large lounge, and is accompanied by a large park on which two outdoor pools, a tennis court, and a playground are located.

#### Restaurant:

The property consists of 2 units: a restaurant with high-quality furnishings and finishes, with an attached industrial kitchen (prepared for over 200 covers) and a former cellar used as a warehouse. The entire building is surrounded by a park adjacent to two of the company's lakes and has ideal outdoor spaces for ceremonies and conferences. Possible areas/courtyards can be set up with pergolas.

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/mare 66 km

Firenze 73 km

Siena 57 km

#### Contacts:

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WhatsApp)

**E-mail:** bogdana@mgroup.lv