

VILLA FRANCIGENA - Charming Property in Tuscany - Chianti

<https://luxurytuscanycastle.com/>



Historic Estate for sale between Florence and Siena 15 Km from San Gimignano

Covering over 2700 sqm, the property has maintained an original atmosphere whilst creating comfortable accommodation for a large family in the main villa and guests in the colonica farmhouse.

The property includes a large panoramic swimming pool and a tennis court yard."

The location of this property is definitely one of its best features enjoying a private and peaceful hilltop position overlooking uncontaminated valleys as far as San Gimignano and Certaldo across vineyards and olive groves.

Dating back to the 14th century with origins as a watch tower and retaining many interesting features, materials and details from its growth over the centuries, the property lends itself both to a private family home with ample guest accommodation or as a tourist activity as it is currently run.

The estate features ca. 14 Ha of land which includes oak woodland, olive grove, vineyard, as well as lawns and gardens with a swimming pool of 9m x 18m, a hot tub, a tennis/all-sport court of 20 mt x 40 mt, terraces and BBQ areas offering an ample choice of outdoor activities.

Total habitable space 1875,50 sqm with current accommodation for up to 33 px.

Total loft/garage/cellar/storage 434 sqm

Total terraces/balconies/logge 349 sqm

Further space:

- Tennis changing rooms 60 sq m
- Agricultural annex 60 sqm
- Mains water with water collecting cisterns.

Villa : 1178 sqm

The Villa is accessed by several entrances with the main, formal one off the south facing, lawn terrace via a set of lateral steps leading to the first floor reception room.

The ground floor comprises several reception rooms including the kitchen with pantry, several sitting rooms with fireplaces, an enclosed loggia/limonaia, a guest suite and storage/office rooms.

From the west wing, a stone spiral staircase runs the 2 floors and creates an independent apartment with 2/3 bedrooms but that is connected on each floor to the main part of the villa.

On the first floor, the main stairs reach the front reception room with large fireplace, impressive high ceilings and door to a small balcony. From here there are 3 bedroom suites including the Master bedroom with dressing room and a beautiful corner loggia room currently a library in the west wing. From the living room to the right wing are a living/dining room, a kitchen with door to large terrace of 130 sqm enjoying wonderful views over the gardens and on to the surrounding hills. 2 further bedrooms share a bathroom and one; the red room, also accesses the large terrace. Stairs from this floor lead to the second floor attic apartment comprising an open space living/dining/kitchen with 3 bedrooms (2 have low ceilings) and 2 bathrooms. Stairs take to the small but extremely panoramic roof terrace.

2 vaulted cellars form an L- shape to the villa with an open-space apartment with gallery area.



Farmhouse : 440 sqm

Divided into 3 (vertical) apartments with communicating doors on both floors and each with 2 bedrooms.

- Apartment A : 180,00 sqm
- Apartment B : 140,00 sqm
- Apartment C : 120,00 sqm

All have the rear terrace of 70 sqm as private outdoor space.

Underground storage below the terrace of 70 sqm currently a laundry and storage area.



Casa nel Bosco ca. 110 sqm

Ground floor: 110,00 sqm including grotta of 23 sqm
+ balcony 27 sqm
+ loggia 9 sqm (ground floor)
+ Roof terrace of 84 sqm
Garage – c. 138 sqm



Land and gardens – ca. 14 Ha

The surrounding land includes:

Vineyard 1 Ha (Chianti)

Olive groves for 2.4 Ha

The gardens offer various areas around the property to enjoy the different times of day; the pool is west facing towards San Gimignano for the best sunsets, the shady front lawn, the rear terrace for the views and cool in the summer evenings. The areas are hedged or fenced and create private, panoramic view points.



Pool

The pool of 9mt x 18mt is immaculately kept with surrounding lawns, gazebo-covered sitting areas, a hot tub and the most spectacular west facing views.

There is a BBQ/bread oven with a covered dining loggia to the east of the garden close to the parking area.



VILLA FRANCIGENA

Tuscany - Chianti

The Castello della Francigena is located in the heart of Chianti near San Gimignano

Firenze : 34 Km (25 min)
Siena : 36 Km
San Gimignano : 15 Km

