



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Certaldo (FI) Strada Gorgoglione di Sopra 30

### PRICE REDUCED - Property in Tuscany near Florence

**PRICE REDUCED - Tuscan Excellence:** A jewel hidden among the enchanting hills of Florentine Chianti, in the municipality of Certaldo, the birthplace of Giovanni Boccaccio. This property is immersed in an atmosphere of serenity and offers breathtaking panoramic views of ancient medieval villages such as Montaione, San Gimignano, Volterra, Certaldo Alto, Gambassi Terme, Castello di Santa Maria Novella and Lucardo.

#### Privileged Location

Despite being located in a quiet area 5 kilometres from the centre of Certaldo, the Agriturismo is at the centre of a historical and cultural crossroads that allows you to quickly reach the region's main tourist resorts. The surrounding landscape is a true wonder, with Chianti vineyards and centuries-old olive groves alternating with groves of oak, walnut and cypress trees.

#### An Excellent Tuscan Lifestyle Proposal

This characteristic Tuscan farmhouse, with a large garden with swimming pool and a traditional restaurant, offers a unique opportunity to immerse yourself in Tuscan tradition and hospitality. The rooms and flats overlook the picturesque surrounding vineyards and olive groves and offer an authentic country experience, with wood-beamed ceilings and typical furnishings.

The accommodation options available to date

**Villetta:** A two-room apartment with a double bedroom, sofa bed in the living room/kitchen and bathroom, plus a large private outdoor courtyard. **Flat:** Two double rooms with two bathrooms, living room and kitchen with sofa bed.

**Flat:** Two double rooms, two bathrooms, a single room with the possibility of two single beds and a living room-kitchen with sofa bed, located on the first floor with a panoramic view.

**Flat:** Living room-kitchen, two double bedrooms, a single bedroom with the possibility of two single beds and a bathroom.

**Flat:** One double bedroom, one small bedroom with the possibility of two single beds, one bathroom and a panoramic terrace.

**Flat:** Two double bedrooms, one bathroom and living room/kitchen with sofa bed.

**Flat:** Living room, kitchen with sofa bed, bathroom and double bedroom.

**Flat:** Living room, kitchen, bathroom and double bedroom.

**Room:** Double room with bathroom.

**Bedroom:** Double bedroom with bathroom.

The estate covers 20 hectares, 16 of which are Chianti Colli Fiorentini vineyards in an impeccable and highly productive condition. Facilities include the owner's residence, office space, storage rooms, a restaurant and a breathtaking swimming pool with panoramic views of the lake.

Situated in an area rich in history, it is the perfect choice for those seeking an authentic Tuscan experience. Certaldo is only 5.5 km away and Florence is easily reached in about 40 minutes by car. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, vast expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.



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## INFORMATION

Ref.	Toscana 198
Type	Sale
Category	Villa
Price	2,300,000.00
Annual Expense	
Year	
Energetic Class	VA

## NUMBER

Rooms	30
Bedrooms	20
Bathrooms	25
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	800
Garden	200000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

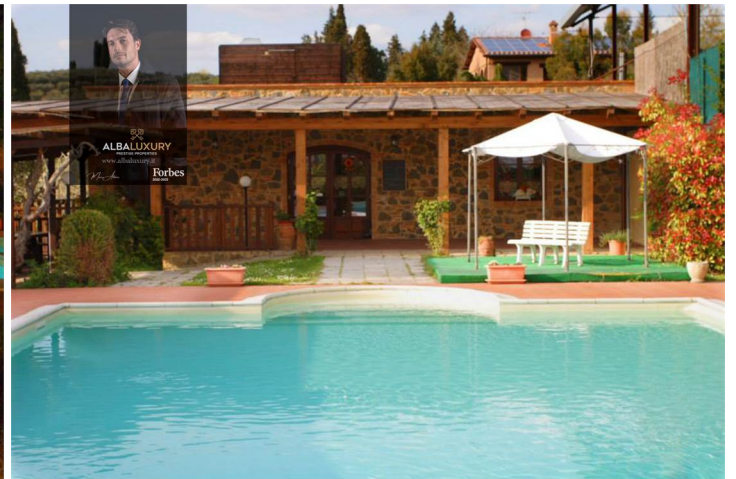
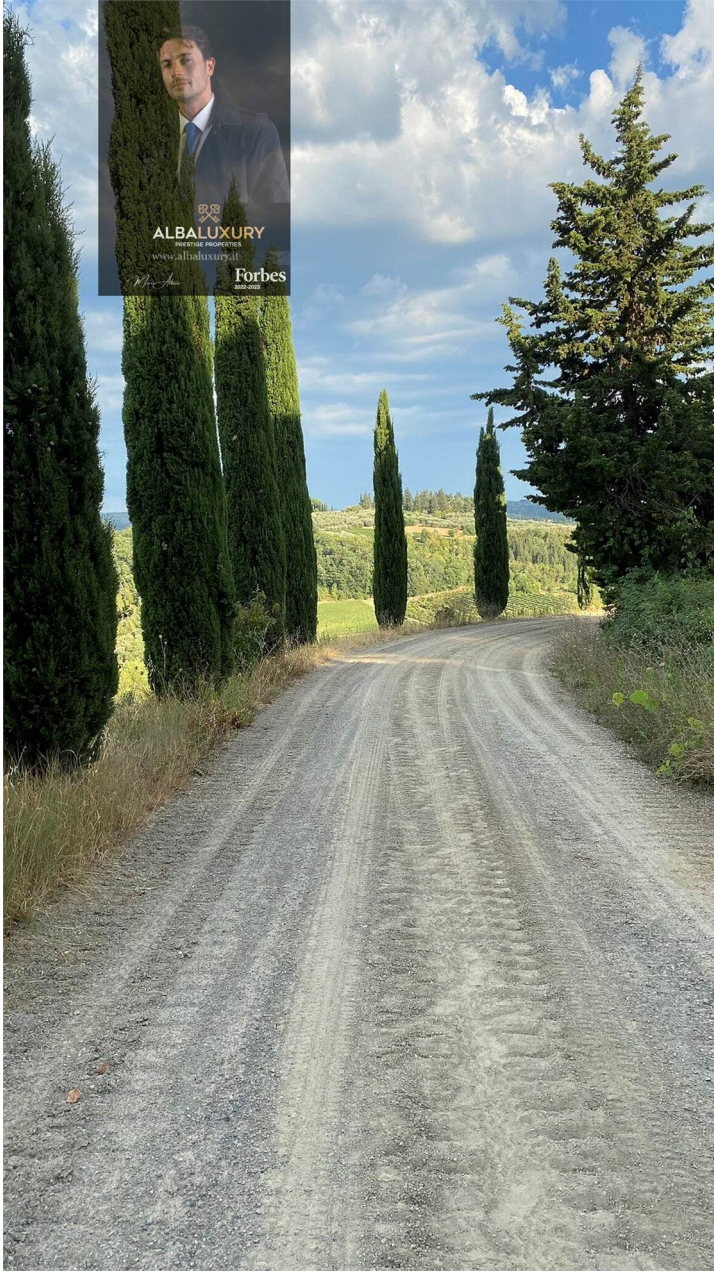
## ACCESSORIES

Swimming pool

## IMAGES

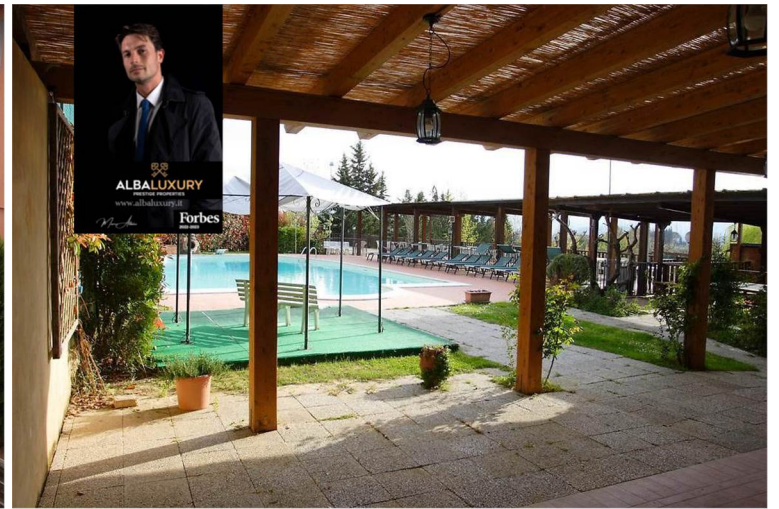
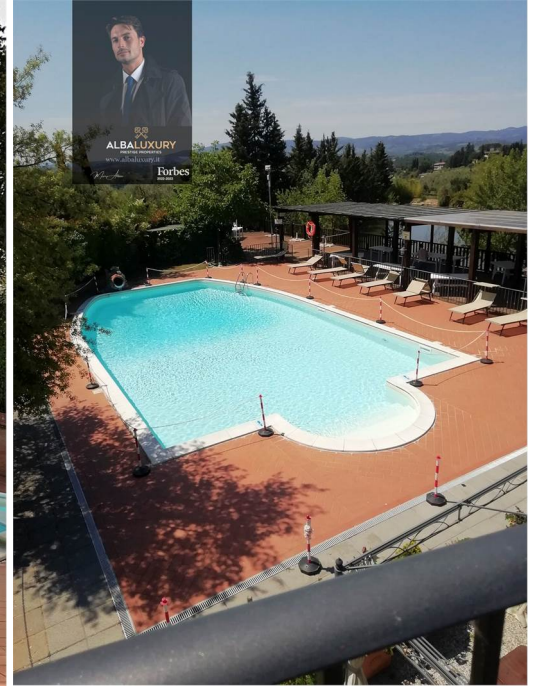


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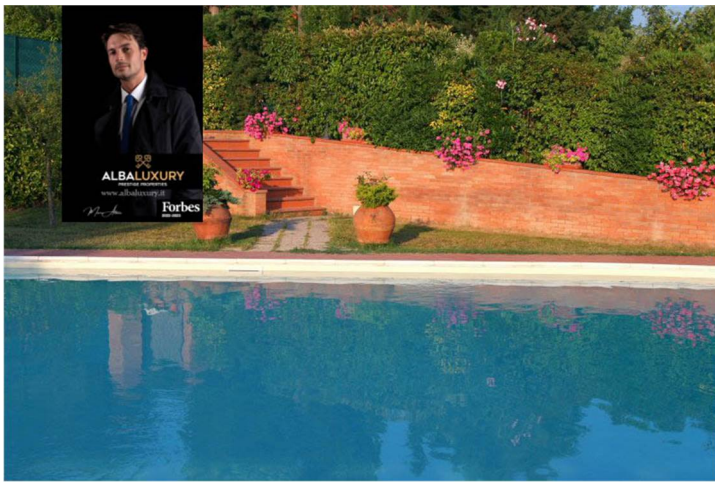


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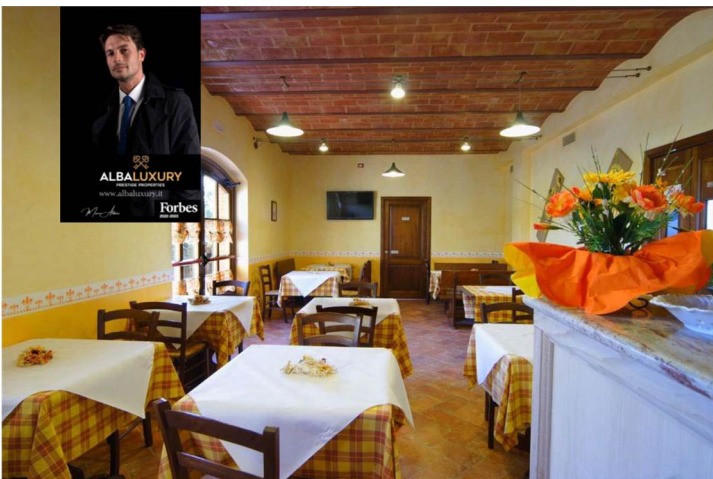
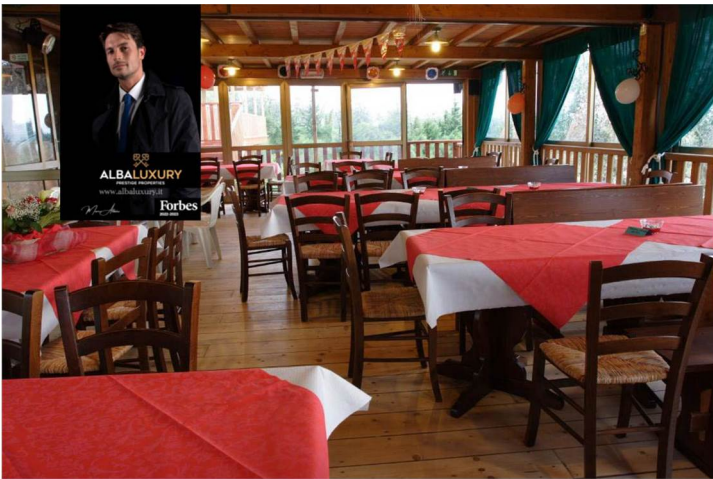
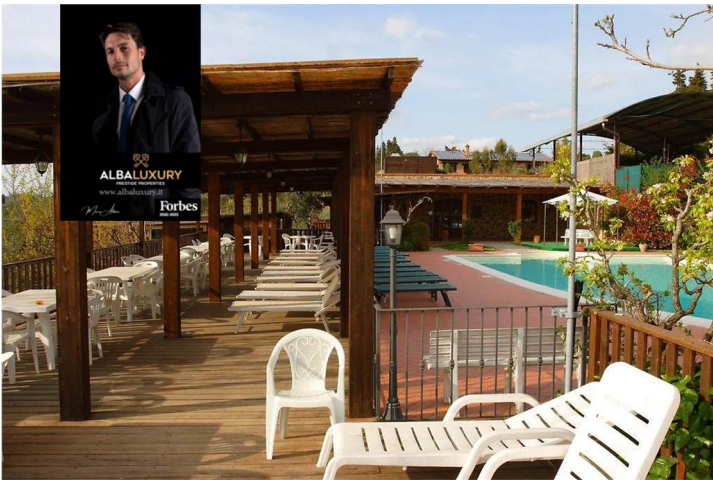


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