



## for sale in **Castelfranco Piandiscò** **€ 1.495.000** **Ref. 186**



**270 sq.m. | : 3 | : 3 | : 10**

Historic 17th-century villa with swimming pool and panoramic olive grove - Valdarno, Tuscany  
In the heart of the Valdarno hills, in the municipality of Castelfranco Piandiscò

, in the Pian di Sç area, we offer for sale a splendid historic villa surrounded by olive groves, situated in a dominant hillside position with an open view of the valley and excellent sun exposure.

The property is located approximately 40 km from Florence, in a strategic position between the main art cities of Tuscany such as Arezzo and Siena.

The villa

The 17th-century property has recently been meticulously renovated, preserving the charm of Tuscan tradition while incorporating modern comforts and efficiency.

High quality materials were used in the restoration, including:

solid wood floors, underfloor heating, restoration of original beams, preservation of stone thresholds and jambs, historic fireplaces. The result is a perfect balance between historical authenticity and contemporary functionality.

Distribution of spaces

Ground floor  
large living room with fireplace, dressing room and bathroom, large eat-in kitchen, bedroom with wardrobe and fireplace, first floor

two double bedrooms, two bathrooms, large panoramic living room. The rooms are bright and welcoming, with open views



of the Tuscan countryside.

Outdoor spacesThe property is surrounded by approximately 6,000 square meters of land, cultivated with a well-kept olive grove, which guarantees privacy and a natural setting of great charm.

A highlight is the splendid 6 x 12-meter panoramic swimming pool, positioned overlooking the Valdarno valley, ideal for enjoying sunsets and the tranquility of the countryside.

A charming residence in TuscanyThis property represents an ideal solution for those who want:

A charming residence in the Tuscan countryside, a prestigious second home, an investment for high-end tourist rentals, an exclusive place to experience the authentic beauty of Tuscany, amidst history, nature, and comfort.

Nearby art cities by car

Arezzo 37 km 50 minutes

Florence 40km 50min

Siena 65km 75 minutes

Greve in Chianti 28 km 40 minutes

Peretola Airport 55km 65 minutes

## Certification

: E

## Features

Codice: 186

Motivazione: Sale

Indirizzo: via di bologna

CAP: 52026

Comune: Castelfranco Piandiscò

Totale\_mq: 270 sq.m.

camere: 3

bagni: 3

Locali: 10













