



for sale in Castelfranco Piandiscò

€ 1.290.000

Ref. 1151



600 sq.m. | : 6 | : 6 | : 14

Farmhouse complex with swimming pool and 1-hectare park – views of the Valdarno In a panoramic hillside position approximately 400 m above sea level, immersed in the splendid Tuscan countryside and with excellent sun exposure, we offer for sale a charming, completely renovated 19th-century farmhouse complex, located in the municipality of Castelfranco Piandiscò.

The property, surrounded by over 10,000 square meters of private parkland, spans approximately 600 square meters and is composed of three adjoining buildings. Over the past 15 years, it has been successfully used as an international tourist accommodation, making it an ideal solution both as a charming residence and as an investment in the tourism sector.

The complex has a total of 14 rooms, 6 bedrooms and 6 bathrooms, distributed across three independent residential units.

1. Main house The main house houses a large two-level apartment, currently set up for hospitality.

Ground floor

Entrance with covered outdoor courtyard of over 30 m² with electric awning, large living room of approximately 45 m², hallway with bathroom under the stairs, professional/industrial kitchen, upper floor

Access via a perfectly preserved original stone staircase. Bedroom with external bathroom. Quadruple bedroom of over 40 m² with mezzanine and bathroom. Independent suite. Also on the same floor is a small independent apartment, equipped with:

living room with mezzanine where a bedroom has been created living room-kitchen with direct access to the outdoor courtyard bedroom bathroom underfloor heating This unit is currently used as the owner's residence.



2. Second residential unit. Detached house of approximately 120 m2 on two levels.

First floor

large habitable loggia, kitchen, two double bedrooms with bathroom, suite, lower floor with independent entrance

Entrance hall, living room, bathroom, bedroom, large, bright living room with stone fireplace, large windows and a glass door leading to the outdoor living area with barbecue. 3. Third unit – former farm oven. A quaint little independent barn, transformed into a complete studio apartment, comprising:

Living room with kitchen, bedroom, bathroom. Fixtures and fittings: Independent gas heating, radiators and radiant panels, 3 kW photovoltaic system installed in 2023, wood-burning stove, pellet stove, fixtures in excellent condition. Park and outdoor spaces. The property is surrounded by a private park of approximately 1 hectare, arranged on several levels with pedestrian paths and lush vegetation.

The crops on the land are: olive trees, chestnut trees, cypresses, fruit trees, woodland vegetation

The private access road, completely cemented in 2021, is equipped with: drainage system for rainwater, lighting along the entire route with photocell

Relaxation areaThe property is completed by a pleasant relaxation area with:

Prefabricated swimming pool, outdoor hot tub for 4 people (installed in 2019), uncovered parking spaces, two storage rooms, and an authentic property in the heart of Tuscany. Thanks to its panoramic location, large spaces, and the presence of several independent units, this property represents an ideal solution for:

Charming private residence, existing hospitality business, farmhouse or holiday home. A true oasis of peace and comfort immersed in the Tuscan countryside.

Distances to cities of art

Florence 40 km 35/45 minutes by car

Florence-Peretola Airport 50km, 40-50 minutes by car

Arezzo 45km 45 minutes by car

Siena 70km 75 minutes by car

Greve in Chianti 25 km

Certification

: F

Features

Codice: 1151

Motivazione: Sale

Indirizzo: strada provinciale setteponti

CAP: 52026

Comune: Castelfranco Piandiscò

Totale_mq: 600 sq.m.

camere: 6

bagni: 6

Locali: 14























