

# Toscana

## Certaldo (Fi)

Ref. 5922: Agriturismo, 4 - 8 kamers, 10Ha grond met 5Ha wijngaard DOCG/IGT, zwembad, droomlocatie!

Price on Request



# Description

Wine farm with active Agriturismo in the most fantastic location in Tuscany overlooking the hills to the famous towers of San Gimignano.

The farm with 10 hectares of land including 5 hectares of producing vineyard (DOCG and IGT) and 2 hectares of olive grove, must keep its agricultural activity and the buildings are rural. The complex consists of a beautifully landscaped entrance and park with large pool, a large fully restored rural house with 2 internally coupled and joinable apartments (about 135m<sup>2</sup>) and a huge multifunctional semi basement (no living space). In the current situation one finds here besides 2 spacious living kitchens, 4 generous bedrooms and 4 bathrooms.

In addition, there is the large new, but still to be finished fienile of approximately 340 m<sup>2</sup>, in which a rural dwelling of approximately 160 m<sup>2</sup> can be realized and can further serve as a 'cantina' and/or storage. The house can provide a very spacious living room with large windows that offer spectacular views, as well as a spacious kitchen, 4 bedrooms and 3 bathrooms.

The already completed apartments are currently successfully rented by the owner.

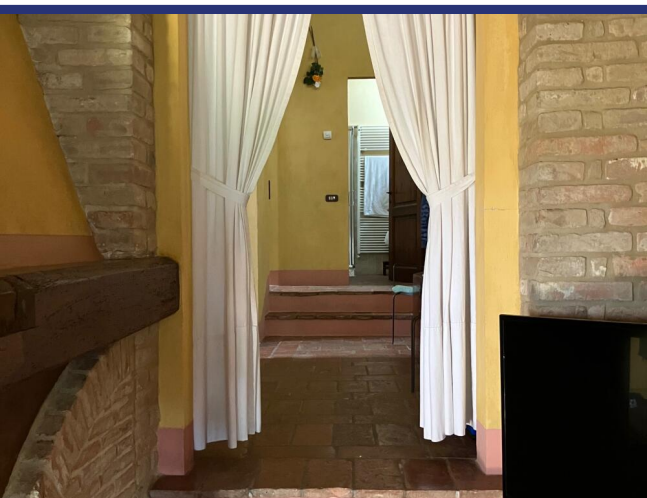
The location is phenomenal, rarely has one had such a clean view over the hills to San Gimignano without a single disturbing element. A true opportunity for those who want to realize an Italian dream and go through life as a producer of an Italian quality wine.

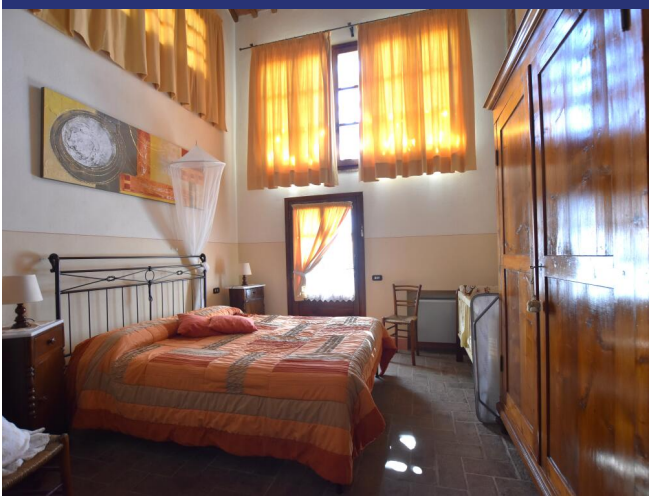
# Pictures





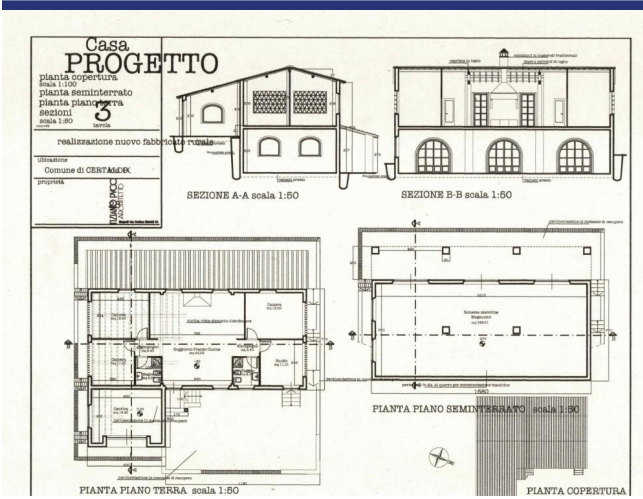
















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5922
- B&B/Agriturismo
- Panoramic View
- 70 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Price on Request
- Floorspace: 450 m<sup>2</sup>
- SQM Plot: 100000 m<sup>2</sup>
- Bedrooms: 8
- Bathrooms: 7
- Rental Potential: Very good
- Condition of the Property: Partly to be renovated
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!



## More Information or Questions?

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