24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Villa for Sale in Bucine
Cennina
Confidential Negotiation
Ref. CBI162-2855-356



360 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 16

SCOPETINO:Tradition and Innovation in the Heart of Tuscany
The house is located in the heart of Tuscany, offering privileged access to its natural and cultural treasures. Scopetino is a one-of-a-kind countryside residence. This 230-year-old home has been enhanced by a visionary restoration that preserves its historic soul while seamlessly incorporating fine materials and cutting-edge technologies. A unique masterpiece where the beauty of the past and modern comfort coexist in perfect harmony.
What Makes Scopetino Truly Unique
Between 2012 and 2014, a careful restoration transformed this house into a jewel, highlighting its history through meticulous intervention:

- The original structural walls, still in excellent condition, were preserved and internally insulated with 12 cm of cork to ensure breathability and comfort.
- The roof, floors, and entire internal layout were completely rebuilt and redesigned with striking details, including the addition of a modern elevator connecting the two floors, making every space easily accessible.
- The guesthouse, once a barn, was rebuilt with steel, bricks, and clad in local stone. The land surrounding the property was enhanced with over 100 meters of retaining walls.

- A standout feature is the stunning pool, entirely clad in travertine, creating uniquely clear water reflections. The pool's water is sanitized through an advanced oxygen system and features an automatic cover. A private well supplies both the pool and the garden's irrigation systems.

Finest Materials, Uncompromising Choices
At Scopetino, every material tells a story, and every choice reflects a commitment to creating a lasting, inimitable masterpiece:

- Handmade terracotta floors, oak parquet, and travertine bathrooms sourced from local quarries.
- Windows, external stairs, and fireplaces made of pietra serena, complemented by hand-cast bronze details, such as the door handles.
- The three **Vaselli kitchens**, authentic artisanal masterpieces, feature surfaces made of travertine and brass—a bold and refined combination.
- Unique furnishings, like the large antique oak dining table and another large outdoor table with hand-painted ceramic, make each space personal and exclusive.

Innovation and Comfort: The Technological Soul
Behind its traditional façade, Scopetino is a modern and smart home, where the neologism "TeknoEmotion" could describe the union of technology and comfort. The **OBC system (Open Building Control)** manages every aspect of the house:

- **Climate Control**: Underfloor heating and cooling with electric heat pumps powered by solar panels.
- **Home Automation**: Lighting, irrigation, pool, and temperature control are all remotely manageable.
- **LAN/WLAN Connectivity**: Fast internet access is guaranteed in every corner of the house and garden.
- Scopitino has been designed to simplify everyday life, with advanced technologies that improve comfort without adding complexity.

The Taste of Tradition: Fine Wine and Olive Oil The Scopitino estate includes a **one-hectare vineyard** planted with Sangiovese Grosso grapes, producing between **1,200 and 3,000 bottles** of excellent wine annually, crafted with the expertise of a renowned enologist from Montalcino. The 180 olive trees complete this authentic experience, yielding a limited quantity of premium extra-virgin olive oil for personal use each year.
Scopetino: A Residence to Live In and Admire
More than just a house, Scopetino is a timeless narrative that blends tradition, design, and sustainability. An exclusive property for those who wish to experience Tuscany in all its beauty and innovation

Property Informations

Address: SC di Cennina, 52021 Bucine AR, 4	**Bedrooms**: 7
Bathrooms: 6	**Rooms**: 16
Internal condition: Restored	**---> data_operazione <---**: 0000-00-00
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Floor: Ground Floor	**Total floors**: 2
Date of construction: 1792	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: for two cars	

















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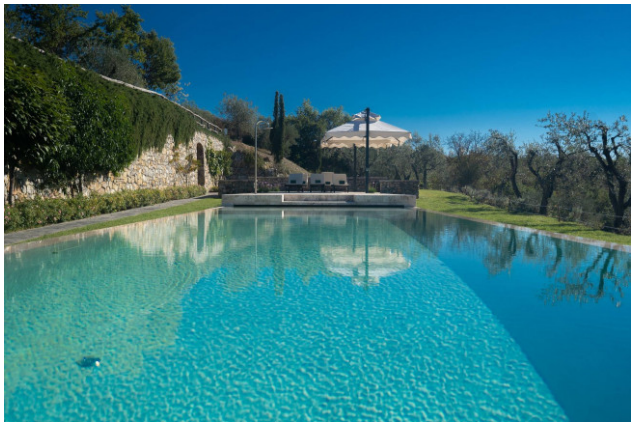
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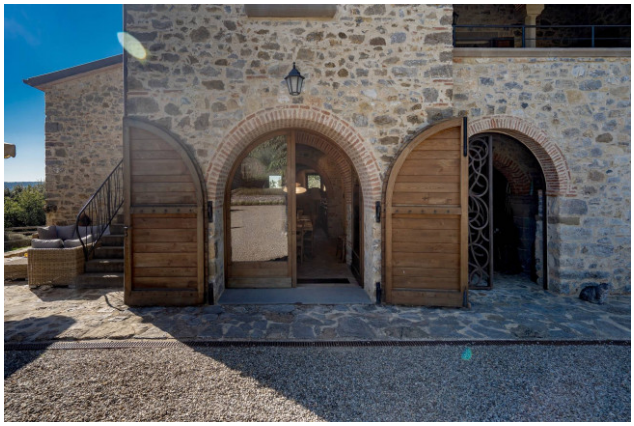




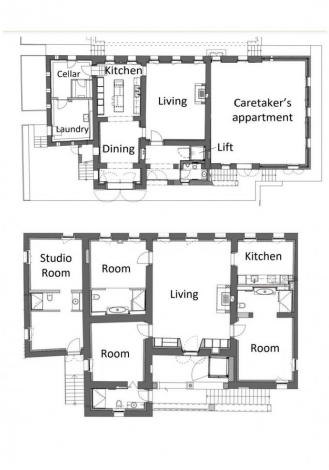




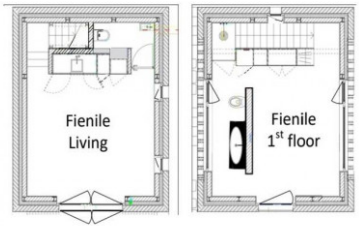




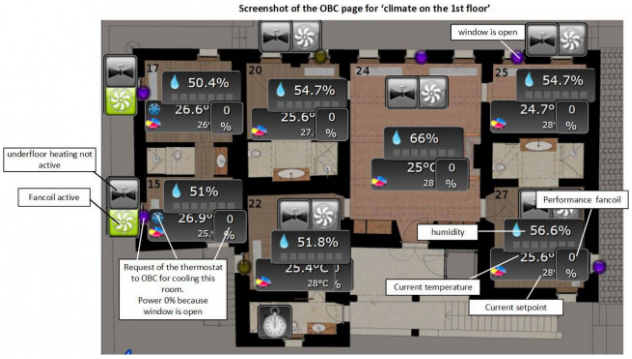




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Screenshot of the OBC page for 'climate on the 1st floor'





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