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

Historical villa: for Sale in Castelnuovo di Garfagnana
€ 2.970.000
Ref. CBI162-2997-497



545 sq.m | Bathrooms: 13 | Bedrooms: 11 | Rooms: 20

For sale in northern Tuscany this extraordinary 15-hectare estate offers a rare blend of historic prestige, hospitality infrastructure, and development potential.
At its center stands a magnificent 500-year-old villa built over Roman ruins by a distant Medici relative—set in Tuscany's cooler mountain climate and currently operating as a successful boutique hotel. The main residence spans three floors and features a breathtaking central hall with fourteen Pietra Serena columns across two levels, dual glass ceilings, and a suspended glass floor that floods the interiors with natural light throughout the day. Antique artworks and period furnishings enhance the property's authentic aristocratic character.
A restored 18th-century outbuilding now hosts six luxurious guest suites, each with a private entrance and en-suite bathroom, while the Lemon House—set beside the main pool—offers an additional guest suite with permission to expand below the existing floor.
In total, the estate comprises **11 bedrooms, 13 bathrooms, two swimming pools, landscaped gardens, woodland, gated entrances, and extensive parking**. Two further historic structures—one near the forest entrance and another below the main house—offer additional redevelopment opportunities, complemented by **approved building rights for 2,000 sqm**in the lower gardens.
The grounds include a formal Italian garden with twin fountains and water canals, sweeping lawns, ancient forests, and a mountain waterfall. A private spring supplies the estate with water directly from the surrounding peaks, reinforcing its self-sufficiency and long-term operational appeal.
Below the access road sits a large, fully equipped gym and medical center, while the main villa occupies a commanding and secluded hilltop position above the Torrite River—ensuring privacy while remaining accessible.

Just minutes from **Castelnuovo di Garfagnana**, and within reach of iconic destinations such as **Cinque Terre**, **Pisa**, **Lucca**, and **Florence**, the location combines wilderness, medieval charm, and international accessibility. The surrounding region—often called the "Switzerland of Tuscany"—is prized for its alpine landscapes, rivers, lakes, and forested roads.
A compelling opportunity for luxury hospitality investors, private estate seekers, or those envisioning an exclusive retreat in one of Tuscany's most unspoiled territories.

Certification

Energy Class: G

Property Informations

Address: Castelnuovo di Garfagnana	**Zip Code**: 55033
Bedrooms: 11	**Bathrooms**: 13
Rooms: 20	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Multilevel	**Total floors**: 3
Current Status: Available after the deed of sale	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen





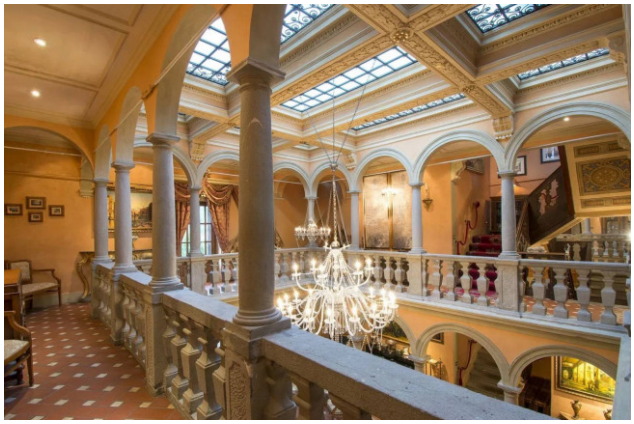










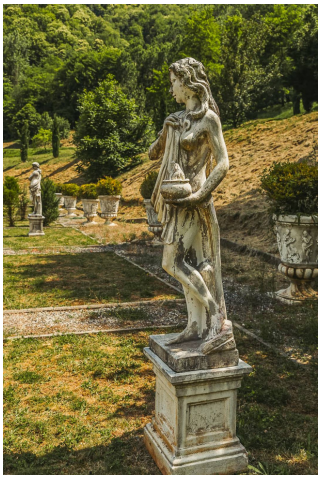


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