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

Villa for Sale in San Miniato
€ 2.800.000
Ref. CBI162-3038-532



1.130 sq.m | Bathrooms: 16 | Bedrooms: 15 | Rooms: 25

Prestigious estate in the heart of the Tuscan countryside on the hills of the medieval village of San Miniato.
The property enjoys an extraordinary panorama that sweeps across the valley's vineyards to the historic skyline of Vinci, and boasts an unparalleled strategic location, just 25 minutes from Florence and Pisa.

The heart of the property is a historic farmhouse, masterfully renovated with full respect for local architectural tradition. The estate encompasses approximately 1,100 square meters, expertly divided into accommodations. The main building houses 11 independent apartments of varying sizes (studios, one-bedroom apartments, two-bedroom apartments, and a spacious four-bedroom apartment), each characterized by typical rustic Tuscan charm with exposed wooden beams, terracotta floors, and large panoramic windows equipped with every modern comfort.

The interior guest spaces include a majestic breakfast room with spectacular cross-vaulted ceilings and pietra serena details, connected to a fully equipped professional kitchen, ideal for private events, ceremonies, and catering. The property also includes a separate annex of approximately 80 square meters, currently used for storage but with excellent potential for expansion or conversion into additional living space.

Outside, the property is surrounded by an immense 46-hectare estate. Agricultural production is a true strength, with 21 hectares of vineyards producing Chianti DOCG, complemented by 10 hectares of olive groves (both certified organic), arable land, a truffle ground, and woodland.

A well-kept park of approximately one hectare frames the structure, offering a magnificent panoramic swimming pool with a solarium area, relaxation areas with gazebos, open-air lounges and a play area for the little ones.

A unique investment solution, ready to be lived in or to continue a high-end hospitality and winemaking business in one of Tuscany's most beloved areas: San Miniato is a certified "Slow City," a place where quality of life, respect for natural rhythms, and food culture are paramount. World-famous for its prized white truffle, the medieval village offers an authentic atmosphere, far from mass tourism yet rich in cultural events, historic shops, and excellent restaurants. Living here, or hosting guests, means rediscovering the luxury of time, strolling along the historic Via Francigena or enjoying a glass of wine at sunset, just minutes from the art centers of Florence and Pisa.

Certification

Energy Class: Not appliable

Property Informations

Address: Via Volterrana	**Zip Code**: 56028
Bedrooms: 15	**Bathrooms**: 16
Rooms: 25	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Building	**Total floors**: 2
Parking space: Uncovered	**Date of construction**: 1800
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	










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