



# Independent house for Sale in Rignano sull'Arno Volognano

## € 1.070.000

### Ref. CBI162-2997-620



**529 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9**

#### EXCLUSIVE LISTING

Just minutes from the historic Castello di Volognano, nestled within one of the most authentic and unspoiled areas of the Florentine hills, lies a property that is not merely a home, but a place to be truly experienced, breathed in, and remembered.

The Castello di Volognano is more than a picturesque backdrop; it is a living piece of Tuscan history woven into everyday life. Surrounded by vineyards and olive groves that shape one of Tuscany's most iconic landscapes, the castle retains its medieval charm and heritage. Once a strategic and agricultural center, it is now also renowned for its exceptional wine production, making this area a true jewel overlooking the Arno Valley. Living here means waking up immersed in an authentic, timeless Tuscan setting.

Only 30 minutes from Florence, the atmosphere changes completely. Silence, natural light, open landscapes, and the scent of nature create a sense of peace that has become increasingly rare and precious. The approach to the property follows a scenic road winding through olive groves and panoramic countryside. Approximately 600 meters from the SP90 provincial road, a private country lane leads to the estate, offering uninterrupted views of the castle and surrounding hills.

Within this extraordinary setting stands a beautifully restored farmhouse that perfectly balances history, nature, and modern innovation. Dating back to the 17th century, the property occupies a dominant, bright, and exceptionally private position at approximately 240 meters above sea level. Access is through an elegant stone-paved courtyard shared discreetly with one neighboring property.

The main garden embraces the house on three sides and is enriched by centuries-old olive trees and sweeping valley views. Here, time



seems to slow down. An arched iron-and-glass entrance door opens to interiors rich in character, featuring original terracotta floors, a preserved wood-fired oven, and carefully restored historic materials.

The entrance level includes a refined bathroom with natural light, highlighted by brick arches, stone details, and handcrafted majolica finishes. A remarkable feature is the hidden wine cellar, accessed through an electric lift seamlessly integrated into the stone flooring. Beyond the original wooden doorway, the main living area unfolds into a modern fully equipped kitchen, a cozy fireplace lounge, and an impressive open-plan space defined by exposed wooden beams, terracotta arches, and stone walls. Throughout the day, natural light continuously transforms the atmosphere of each room.

The upper floor hosts a luxurious primary suite complete with a study and walk-in wardrobe area, which can easily be converted into a third bedroom. The en-suite bathroom features a whirlpool bathtub, a spacious built-in hydromassage shower, and elegant handcrafted finishes. A second double bedroom maintains the same high standards of comfort and style, while the main bathroom is filled with natural light from three large windows. A laundry area and attic storage space accessed via retractable electric stairs complete this level.

The property offers 229 sqm of cadastral area (approximately 170 sqm of usable living space), comprising seven rooms and three bathrooms, with generous yet perfectly balanced interiors.

Outside, the estate extends across approximately 6,000 sqm of private land, plus an additional 1,000 sqm held in 50% shared ownership. The grounds include around 70 mature olive trees producing approximately 200 liters of premium olive oil annually, fruit trees, citrus plants, a vegetable garden, and beautifully landscaped areas that combine productivity with ornamental beauty.

Outdoor living is enhanced by two terraces: a charming stone barbecue area and a large panoramic pergola overlooking the Arno Valley and the Apennine Mountains. An original stone well, still fully operational, adds both authenticity and practicality. Stone and terracotta fountains, together with wrought-iron lighting, create a magical atmosphere after sunset.

Technology represents one of the property's greatest strengths. High-performance Wi-Fi with mesh repeaters and SIM-based connectivity ensures reliable coverage throughout the estate, complemented by a 75-inch home theater system. The farmhouse underwent a complete renovation in 2022, including the roof, windows, systems, and insulation. The roof and northern façade feature 12 cm thermal insulation, while the eastern and western façades preserve the beauty of the original stonework. The property holds an Energy Class A+ rating.

A 20 kW photovoltaic system with a 22 kWh storage battery provides complete energy independence, eliminating electricity, heating, and cooling costs. The system also supports electric vehicle charging for approximately 25,000 km per year and generates an estimated annual income of €2,000 through surplus energy sold back to the grid.

All systems can be managed remotely, including heating and cooling via heat pumps, domestic hot water, irrigation, lighting, and security. The estate is equipped with six HD surveillance cameras, internal and external alarm systems, full voice-controlled home automation, a central vacuum system, and a water softener. Two rainwater collection tanks with a combined capacity of 40 cubic meters supply the automated 12-zone irrigation system.

Additional facilities include a cellar, two external storage rooms, a laundry area, and dedicated technical rooms.

The farmhouse is offered fully furnished, including carefully selected high-quality furniture, designer lighting, artwork, mirrors, and Persian rugs, all chosen to complement the property's character. Also included is a comprehensive range of agricultural equipment: a four-wheel-drive tractor with brush cutter, rotary tiller, sprayer, pruning and olive-harvesting equipment, drilling tools, and a nearly new robotic lawn mower.

This is a rare opportunity to acquire a fully restored historic Tuscan farmhouse where authenticity, sustainability, comfort, and modern technology coexist in perfect harmony.

## Certification

**Energy Class:** A1

## Property Informations

**Address:** Rignano sull'arno

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 9

**Internal condition:** Restored

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**Floor:** On two levels

**Total floors:** 2

**Parking space:** Uncovered

**Current Status:** Available after the deed of sale

**Garden:** Private

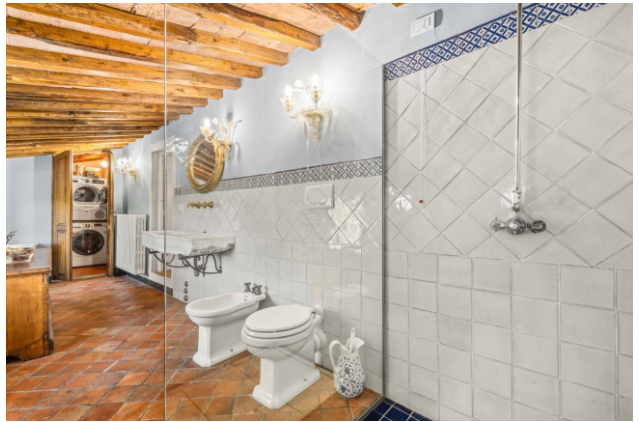
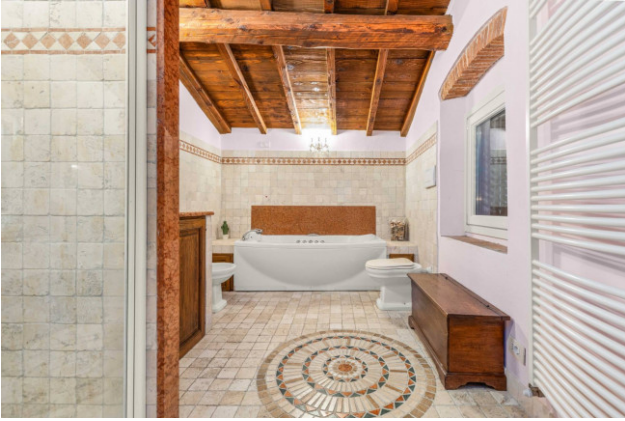
**Kitchen:** Open kitchen





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