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

Rustic/Farmhouse/Court for Sale in Rignano sull'Arno Vologno

€ 890.000

Ref. CBI162-2997-620



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

Restored 17th-Century Farmhouse with Views near Florence and 6,000 sqm of Outdoor Space

RIGNANO SULL’ARNO There are places that you simply visit. And then there are places that, the moment you arrive, make you forget the noise of the world.
This 17th-century farmhouse is one of those places.
Just 30 minutes from the historic centre of Florence, within the magnificent setting of Castello Vologno, stands an authentic Tuscan farmhouse dating back to the 1600s, surrounded by centuries-old olive trees, vineyards and breathtaking views over the Arno Valley.
Here, time slows down, silence becomes part of everyday life, and every window frames a different landscape.
Completely renovated in 2022, the property preserves all the authentic charm of Tuscan tradition, reinterpreted with a level of comfort and technology that is extremely rare to find in homes from the same period.
Terracotta floors, exposed wooden beams, brick arches, stone walls, an ancient wood-fired oven and a fascinating hidden cellar, accessible through an integrated electric platform in the floor, tell a story spanning more than four centuries.
The bright and welcoming living area includes a modern kitchen, a living room with fireplace and a large open-plan space overlooking the surrounding greenery, turning every season into a unique experience.
The upper floor features two double bedrooms, including a stunning master suite with a study or walk-in wardrobe (easily convertible into a third bedroom), a Jacuzzi bathtub and a built-in shower with hydromassage function. The property is completed by three

bathrooms, a laundry room and an attic used as storage space.
The cadastral surface area is 229 sqm (approximately 170 sqm of usable floor space), perfectly designed to offer elegant, functional interiors that are spacious yet never dispersive.
Outside, the property is surrounded by approximately 6,000 sqm of private land, featuring around 70 productive centuries-old olive trees, fruit trees, citrus trees, a vegetable garden and ornamental gardens.
The two panoramic terraces, the pergola and the stone barbecue create the perfect setting for outdoor dining, entertaining guests or simply enjoying the sunset while admiring a view stretching across the Arno Valley all the way to the Apennine Mountains.
But this farmhouse is not only beautiful.
It is also surprisingly modern.
The 20 kW photovoltaic system with 22 kWh storage batteries makes the property virtually energy self-sufficient: no electricity bills, drastically reduced running costs, the possibility of charging an electric car for approximately 25,000 km per year and an income of around €2,500 per year from the sale of the energy produced.
A result that allows you to enjoy the charm of a 17th-century farmhouse with the efficiency of a home of the future.
The A+ Energy Rating represents an exceptionally rare feature for a historic property of this calibre.
The technological features also include a complete remote-controlled home automation system, HD video surveillance, alarm system, Wi-Fi Mesh network, automatic irrigation system, central vacuum system, water softener, stone well, rainwater collection tanks, cellar, storage rooms and technical areas.
The farmhouse is sold fully furnished, including furniture, chandeliers, paintings, mirrors, Persian rugs and all agricultural equipment.
A property designed for those who wish to experience the most authentic Tuscany without giving up the comfort, technology and efficiency of a contemporary home.

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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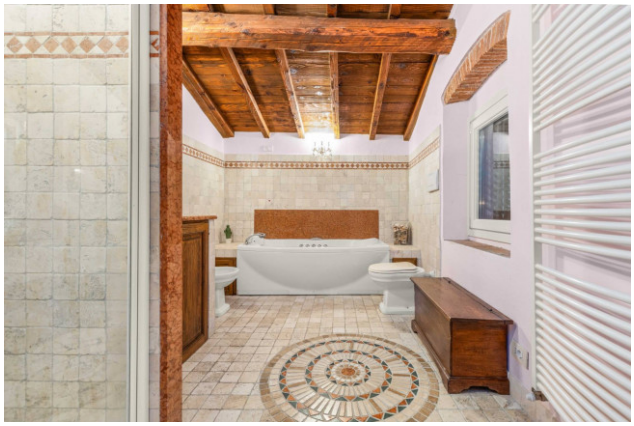


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