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

Villa for Sale in Civitella in Val di Chiana
Tegoleto
€ 3.500.000
Ref. CBI162-2768-641



1.300 sq.m | Bathrooms: 10 | Bedrooms: 6 | Rooms: 46

Contemporary Villa with Vineyard, Olive Grove, Wine Cellar and Private Park in the Heart of the Valdichiana
In the heart of the Valdichiana, in the municipality of Civitella in Val di Chiana, just 7-8 km from the A1 motorway exits of Arezzo and Monte San Savino, this prestigious contemporary villa is set within the Tuscan landscape, surrounded by approximately 22 hectares of land, vineyards, olive groves and an extensive private park.
Designed by Arezzo architect Bruno Benci and built between 1988 and 1992, the property represents a rare residence of great prestige, conceived to combine modern architecture, generous interiors, privacy, comfort and a strong agricultural and wine-producing vocation. The complex, built entirely in reinforced concrete and externally finished with thermal insulation cladding, is arranged over three levels and offers a total surface area of approximately 1,300 sqm.
The estate includes approximately 7 hectares of vineyard, of which 1.7 hectares are suitable for Chianti production, while the remaining area is dedicated to IGT Toscano wine production. It also features around 200 olive trees and a wine cellar with a capacity of approximately 800 quintals. This is an ideal property for those wishing to experience the most authentic side of Tuscany, combining residential elegance, landscape and agricultural production.
The ground floor, measuring approximately 370 sqm, hosts the main living area and is characterized by Carrara Statuario marble flooring, spatula-finished walls and ceilings, and air conditioning throughout. It includes an eat-in kitchen with granite floors and wall coverings, a wood-fired grill and pantry, a spacious dining area with a table for twelve guests, a relaxation area with a double-sided wood-burning fireplace, a large and bright living room with a second fireplace, a study and two bathrooms, respectively finished in Afion

marble and travertine.
The first floor, measuring approximately 330 sqm, is dedicated to the sleeping area and is enhanced by Listone Giordano wood flooring, air conditioning and a large central skylight that brings natural light to both levels. A long gallery overlooking the ground floor and the striking Carrara Statuario marble staircase leads to the six bedrooms: two master bedrooms with en suite bathrooms, one with a balcony and the other with a large terrace; two twin bedrooms with a shared en suite bathroom, one of which has access to the terrace; and two additional bedrooms with private bathrooms. The five bathrooms on this level are finished with fine marbles, including Afion, Rosa del Portogallo and Rosso di Verona. A comfortable open-plan study area, with access to an additional large terrace, completes the floor.
The semi-basement level, measuring over 600 sqm, is accessed via a Carrara Statuario marble staircase and features granite flooring and large openings that ensure natural light throughout. This level includes an industrial kitchen finished in granite with grill, wood-fired oven and pantry, a large dining room for over forty guests with a wood-burning fireplace, a bar area with counter, a spacious lounge with billiard area, gym, laundry room and two bathrooms, one finished in Carrara Calacatta marble and one serving the gym. A long corridor with built-in wardrobes also leads to the wine cellar, water plant room, boiler room and vault.
The semi-basement spaces are connected to two garages of approximately 50 sqm each, with clinker flooring, as well as to the electrical room, the 40 kW generator and the technical rooms serving the swimming pool, including storage for summer equipment, filter room, circulation pumps, chlorinator, autoclave, control units, irrigation pumps and two large water storage tanks, one for irrigation and one for the pool.
The villa is equipped with an internal satin-finish steel lift serving all three levels, with internal dimensions of approximately 110 x 89 cm. The windows are made of wood on the inside and aluminium on the outside, with electrically operated aluminium shutters; the internal doors are partly solid wood and partly veneered in natural birch.
The residence is set within a private park of over 15,000 sqm, designed in several areas and curated by nurseryman and gardener Guido dell'Innocenti from Impruneta. The garden features cypresses, holm oaks, pines, lime trees, oaks and numerous low-growing plants, all selected in harmony with the Tuscan landscape. The entire area is enclosed by a reinforced concrete perimeter wall approximately 500 metres long, topped with a galvanised iron railing and screened internally by a thick laurel hedge.
The park is crossed by terracotta-paved paths and by a perimeter cycle lane, also suitable for maintenance vehicles. Outdoor lighting, distributed along the pathways, creates an atmospheric evening setting, while the irrigation system, divided into nine sectors, is supplemented by pressurised water outlets every 30 metres. Near the swimming pool, an area with small lakes and a waterfall further enhances the charm of the garden.
The outdoor amenities include an infinity pool of approximately 140 sqm, with electric cover and recessed roller compartment, an outdoor shower with hot water, and underground changing rooms with showers and bathroom. Overlooking the pool is a gazebo of approximately 60 sqm, built in wood and masonry and complete with kitchen, dining area for twelve guests, relaxation area, built-in storage and a large barbecue. The property also features a tennis court of approximately 650 sqm, paved with draining material and enclosed by a reinforced concrete wall with metal fencing over two metres high.
The property is also equipped with a 20 kW photovoltaic system, installed on a metal structure that also serves as a covered shelter for agricultural equipment.
The main entrance is reached via an elegant asphalted driveway of approximately 100 metres, lined with 36 tall cypress trees and connected to the provincial road by a semi-roundabout. Two large parking areas are located outside the villa's enclosure. The property has a total of five entrances: three on the main façade, including two vehicular entrances and one pedestrian entrance with a steel and treated copper gate leading to the main teak front door, and two additional entrances at the rear, one of which is vehicular.
This villa represents a rare opportunity within the Tuscan real estate market: a prestigious contemporary residence with 46 rooms, 6 bedrooms, 10 bathrooms, approximately 60 sqm of terraces, generous reception areas, swimming pool, tennis court, private park, vineyard, olive grove and wine cellar. It is ideal both as a private residence and as an exclusive country estate in the heart of the Valdichiana.

Certification

Energy Class: Not appliable

Property Informations

Address: Via delle Casce, 13	**Zip Code**: 52041
Bedrooms: 6	**Bathrooms**: 10
Rooms: 46	**---> data_operazione <---**: 0000-00-00
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Date of construction: 1990	**Current Status**: Available after the deed of sale










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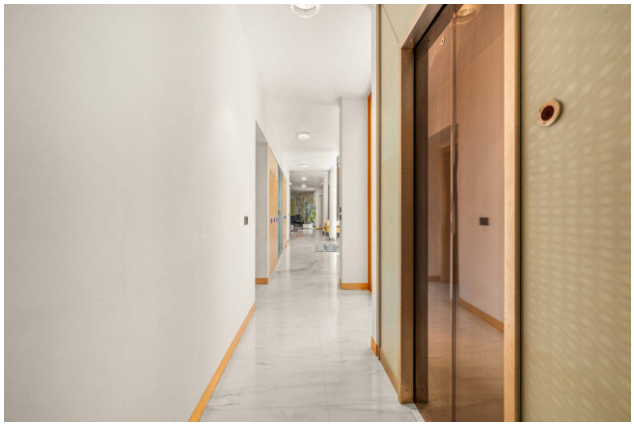












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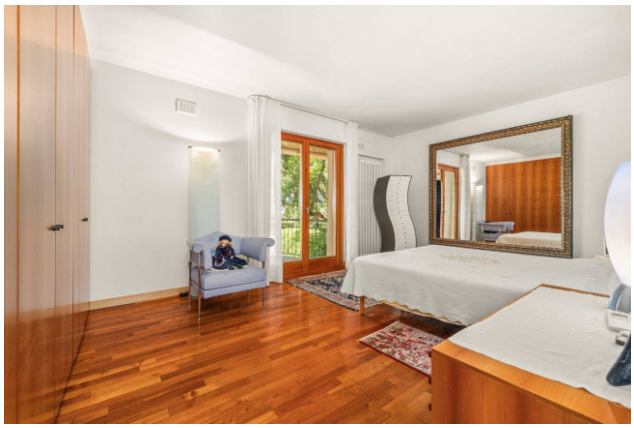








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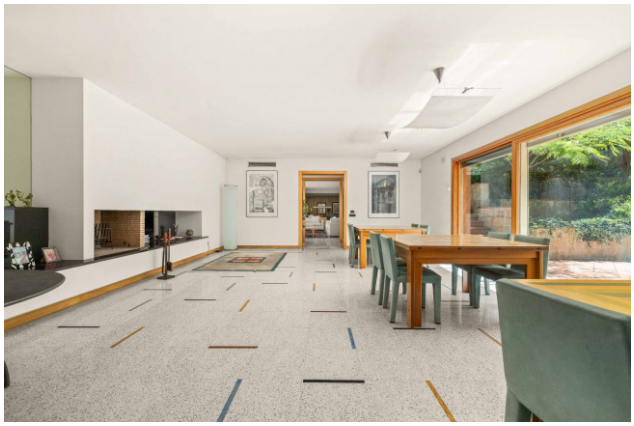


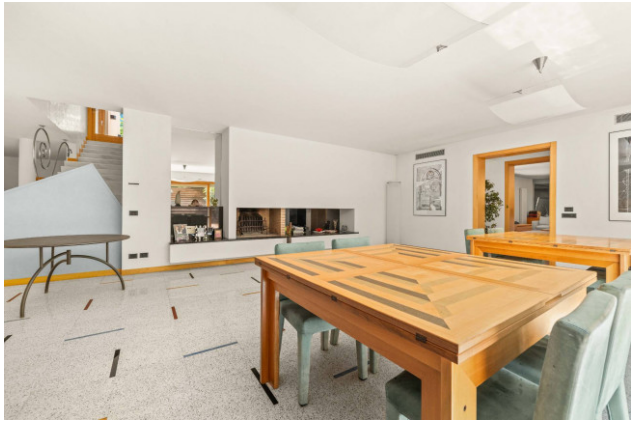


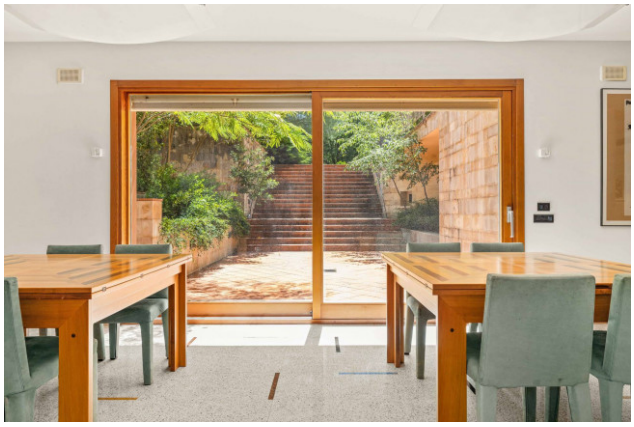












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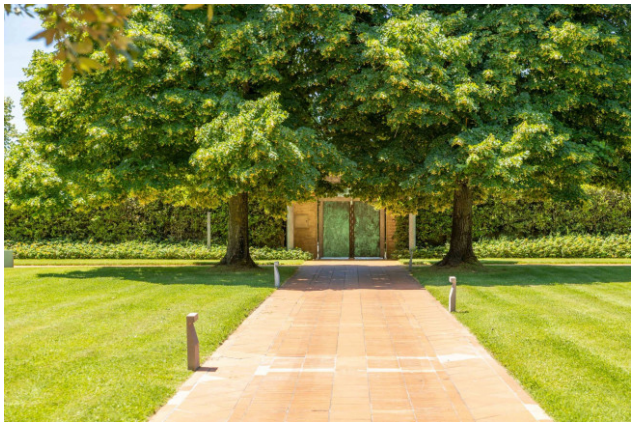












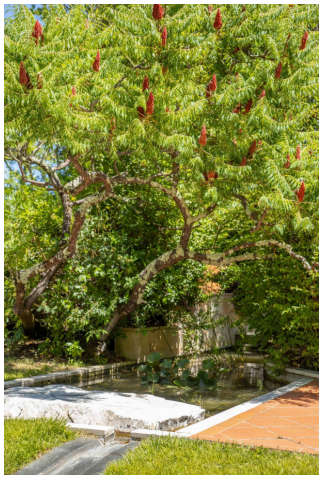
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