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

Historical villa: for Sale in Rignano sull'Arno
€ 2.850.000
Ref. CBI162-2997-677



2.000 sq.m | Bathrooms: 7 | Bedrooms: 12 | Rooms: 28

A Historic Tuscan Estate in the Hills of Florence...Some places pass through centuries without ever losing their soul. Places where every room has a story to tell, and where time has left its traces, still woven into everyday life.Nestled among the rolling Tuscan hills, just a short distance from Florence, this historic estate is one of those places. Surrounded by 9 hectares of private land, the property encompasses approximately 2,000 sqm of buildings, including a magnificent main villa of around 900 sqm, which served as the home of a prominent Florentine family for generations.Originally established as a noble country residence and working agricultural estate, the property has preserved its connection to the past. The villa, ancient cellars, olive oil mill, agricultural buildings, and private consecrated chapel tell the story of a life shaped by family traditions, a connection to the land, and moments shared across generations.The main villa, carefully restored with respect for its original character, retains the charm of Tuscany's grand country residences. Coffered ceilings, exposed wooden beams, original terracotta floors, and decorative cement tiles dating back to the early 20th century reflect different eras, coming together naturally throughout the home.Arranged over several levels, the residence offers spacious living rooms, elegant dining areas, a study and library, a generously sized equipped kitchen, numerous bedrooms, bathrooms, and service areas. Spaces designed for gathering together, but also for finding moments of quiet. A home that can welcome a large family, friends arriving for the weekend, or simply the pleasure of a day spent without rushing.Beyond the main villa lies a collection of buildings that offer a glimpse into the estate's former life. An atmospheric historic cellar of approximately 600 sqm, arranged over three levels, a 100 sqm annex currently used for residential purposes, an ancient olive oil mill, a traditional hay barn, and additional agricultural outbuildings. Some of these spaces are awaiting restoration, offering the opportunity to imagine new purposes for them while respecting what they have been.Among the estate's most distinctive features is its private consecrated chapel. A quiet, intimate place that recalls a time when historic estates were small worlds of their own, where family life, work, and traditions were closely intertwined.Outside, the 9

hectares of land encompass olive groves, woodland, and agricultural areas. The gardens open onto the surrounding hills, following the natural contours of the landscape, while the panoramic swimming pool invites you to enjoy warm summer days and the stillness of the countryside. Here, beauty is not simply something to admire, but something to experience: the changing light across the hills, the silence of the morning, and the simple pleasure of spending time outdoors.The surrounding area holds something equally precious: the Tuscany of everyday life. A place of small historic villages, local markets, producers who know their land, and traditions that remain part of the community. Here, it is still possible to feel connected to an authentic way of life, away from the pace of the region's more heavily visited destinations.A short distance away stands Castello di Sammezzano, one of Tuscany's most extraordinary architectural treasures, celebrated for its remarkable Moorish Revival interiors. A place that has captured imaginations for years and inspired hopes of reopening, now the subject of a restoration project. Also nearby is The Mall Firenze, a renowned luxury shopping destination featuring boutiques from some of the world's most prestigious fashion houses.Yet, despite the peace and privacy of its countryside setting, the estate remains closely connected to Florence, accessible through the area's road and railway networks. The opportunity to live surrounded by nature without giving up the city's culture, services, and opportunities.The property also leaves room for different visions of the future. It may continue as a grand family residence, a place where generations come together and new memories are made, or it could become a hospitality destination that celebrates its architecture and heritage. A charming boutique hotel or a distributed hospitality concept, with guest accommodations spread across the estate's historic buildings, could offer interesting possibilities.This estate has already lived many lives. It has welcomed generations, preserved traditions, and stood through the passage of time without losing its character.Today, it offers something increasingly rare: the opportunity to live in a place with a story of its own, to become part of that story, and to write its next chapter.

Certification

Energy Class: Not appliable

Property Informations

Address: Rignano Sull'Arno, 9	**Bedrooms**: 12
Bathrooms: 7	**Rooms**: 28
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Multilevel
Total floors: 4	**Parking space**: Uncovered
Date of construction: 1600	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen

















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