

DAVINCI
group

www.davincigroup.com

PRIME
property solutions

www.prime-propertiesolutions.com



Near Certaldo, Tuscany, Italy

Villa Pasatta

Guide Price €5million



Villa Pasatta

Near Certaldo, Tuscany, Italy

For further information

Vladimiro Lanfranchi, Office +39 0583 320012, Mobile +44 (0)7788 720 162, Mobile +44 (0) 7769 626 786

Email vladimiro.lanfranchi@davincigroup.com www.davincigroup.com

Near Certaldo, Tuscany, Italy

The particulars in this brochures are intended as a guide only. They do not constitution a representation and should be independently verified. Such particulars are not intended to be part of a contract.

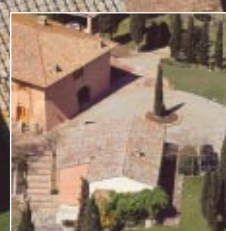
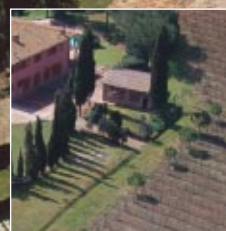
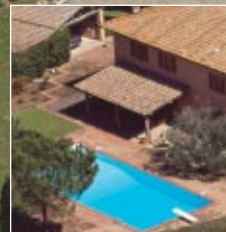
Photography: EliGhibli, Italy +39 055 866 5770 Design & Production: 1803 Project Management Ltd. www.1803pm.com



The Villa Casalta

Dates from the Trecento (fourteenth century), set in the rolling hills of Tuscany, and enjoys panoramic views towards San Gimignano, the city of the soaring medieval towers. Offering modern comfort in a traditional Tuscan setting, Villa Casalta has been newly renovated, using the highest quality, original Tuscan materials, and is set in some 8 hectares (20 acres) of arable land, comprising a spacious 450 sqm villa (approx. 4500 sqft) laid out on three floors, offering flexible accommodation; in addition, the Villa comprises a spacious annex (180 sq m), renovated to the same standard as the main building and an apartment in its own right; a second annex (80 sq m) could also be used for further accommodation.

Of note are the materials used to renovate the building: cypress wood; thermal windows; and all the mezzane (tiles) are handmade. The grounds and buildings are protected by an alarm & security system.



The Magic of Tuscany

Its combination of idyllic landscapes, pointed green hills punctuated by cypress trees, a history spanning 2500 years, beautiful cities full of expressions of artistic and architectural splendour, such as Florence, Siena, Volterra and San Gimignano, and unequalled cuisine, olive oil and wine, make it an ideal place to have a home. Villa Casalta is ideally located for anyone who wishes to fully enjoy the region, be it the famous Palio race in Siena (40 km), the medieval architecture of San Gimignano (12 km), the Renaissance splendour of Florence (50 km) and the Etruscan heritage of Volterra (40 km), or the vineyards where the so-called 'Super Tuscan' reds, such as Arcibaldo, Etrusco and Mammolo are produced.



Stunning Features

- The Villa Casalta has a large pool (18m x 8m)
- Accommodation over three floors
- Two outbuildings, one 180 sq m, the other 80 sq m; the larger one restored to the same standard as the main Villa
- Wine producing Vineyards covering 2 hectares (5 acres of land)
- An Olive grove of some 150 trees
- The grounds and buildings are protected by an alarm & security system



Villa Casalta