



Toscana Resort Castelfalfi

REAL ESTATE DIVISION



VILLA I BIANCHI 1

THE VILLA COLLECTION

**Gross size: 323 sqm / 3,476 sq ft • Garden: 1,750 sqm / 18,836 sq ft • Covered terrace: 34 sqm / 365 sq ft
Garage and technical room: 54 sqm / 581 sq ft • Pool: 40 sqm / 430 sq ft**

Newly constructed, four-bedroom Tuscan villa set within Castelfalfi's Championship golf course.

Villa I Bianchi 1 is a 323 sqm (3,476 sq ft) home away from home, situated between holes 3 & 4 of the picturesque Lake Course and close to the 18-hole Par 72 Championship Mountain Course and Club House. It offers unrivalled panoramic views of the surrounding countryside, framed by the distant hills and mountains that give Tuscany its unique character.

Constructed with traditional wooden trusses that make a feature of the main living areas, this villa boasts four light-filled double bedrooms and ample space for entertainment, including a main reception area with living and dining space, feature fireplace and dual French doors opening on to a secluded dining terrace, study room and modern kitchen with a premium interior made from Carrara marble.

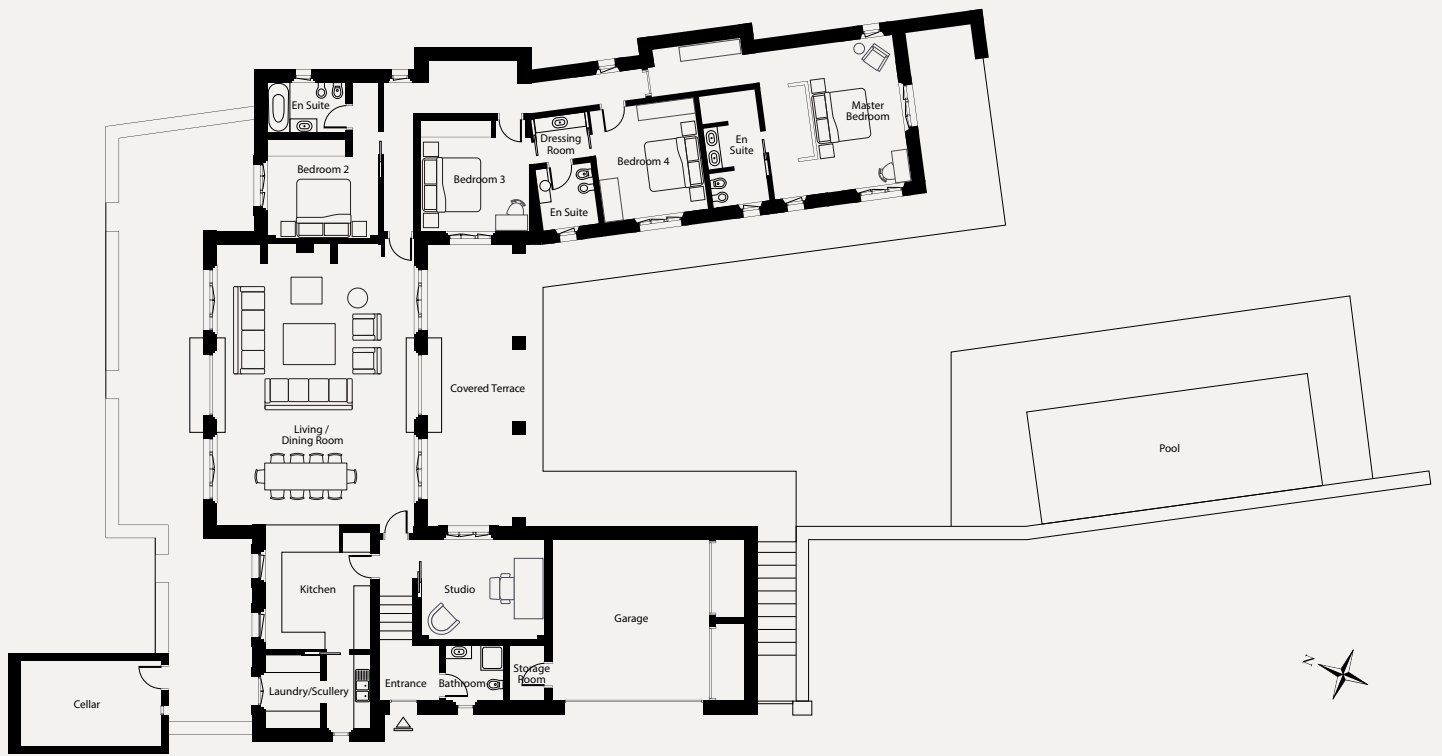
The 1,750 sqm (18,836 sq ft) private landscaped garden is laid to lawn and beds and features a terracotta-paved swimming pool, covered terrace and roof garden for the ultimate in outdoor living.

Residents enjoy easy access to the cosmopolitan delights of Florence, Pisa and Siena and their international transport links. Owners also benefit from maintenance and rental services as required.

€2,600,000

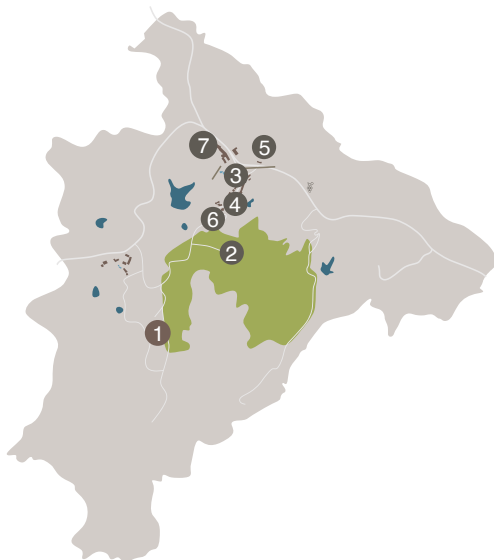
For more information:

+39 0571 890131 | realestate@castelfalfi.it | www.castelfalfirealestate.com



SPECIFICATIONS

Dining/Living Room	71.89 sqm	(773.8 sq ft)	Bathroom 3	4.45 sqm	(47.9 sq ft)
Studio	15.43 sqm	(166.1 sq ft)	Bedroom 4	15.02 sqm	(161.7 sq ft)
Kitchen	16.16 sqm	(173.9 sq ft)	Bathroom 4	4 sqm	(43.1 sq ft)
Covered terrace	29.94 sqm	(322.3 sq ft)	Storage Room	2.5 sqm	(26.9 sq ft)
Master Bedroom / en suite	34.39 sqm	(370.2 sq ft)	Cellar	15 sqm	(161.5 sq ft)
Bedroom 2 / en suite	21.05 sqm	(226.6 sq ft)	Laundry/Scullery	5.38 sqm	(57.9 sq ft)
Bedroom 3	15.58 sqm	(167.7 sq ft)	Garage	31.41 sqm	(338.1 sq ft)



- 1 Villa I Bianchi 1
- 2 Clubhouse, Golf Club Castelfalfi
- 3 Borgo: Church of San Floriano and Medicean Park
- 4 La Rocca: gourmet restaurant
- 5 Il Rosmarino: Trattoria and Pizzeria
- 6 The Castle: including Rosso Toscano cooking school
- 7 Hotel Il Castelfalfi: La Via del Sale restaurant