



Toscana Resort Castelfalfi

REAL ESTATE DIVISION



FIENILE I BIANCHI

I CASALI | THE FARMHOUSE COLLECTION

**Gross size: 333.55 sqm (3,590 sq ft) • Pool: 25 sqm (269 sq ft)
Garden: 2,200 sqm (23680 sq ft) • Pergola: 35 sqm (376 sq ft)**

Beautiful and light-filled three-bedroom traditional Tuscan barn with private pool, views over the surrounding countryside, immaculately restored and set in proximity of the 8-hole Lake Course of Golf Club Castelfalfi.

Fienile I Bianchi is a most stunning property: light-filled, spacious and open plan, this 330-sqm annex offers everything the Tuscan countryside has to offer.

From the entrance with its unique glass door to the bright living room, its traditional fireplace, and the expansive windows, Fienile I Bianchi is an incomparable home, with exquisite yet simple finishings and furnishings. The chef's kitchen leads to the detached dining area, immersed in the surrounding countryside thanks to the big glass windows that attract consistent lighting and grant access to the private pool, the perfect location to entertain guests and family. The terracotta flooring and exposed wooden trusses reinforce the Tuscan character of this property.

The stairway leads to the first floor, affording beautiful views over the countryside a master bedroom with an en-suite and two additional bedrooms. Situated close to hole 3 of the Lake course, Fienile I Bianchi offers easy access to the ultimate golfing experience. At the same time, the Borgo with its dining options and many activities remains at a short distance.

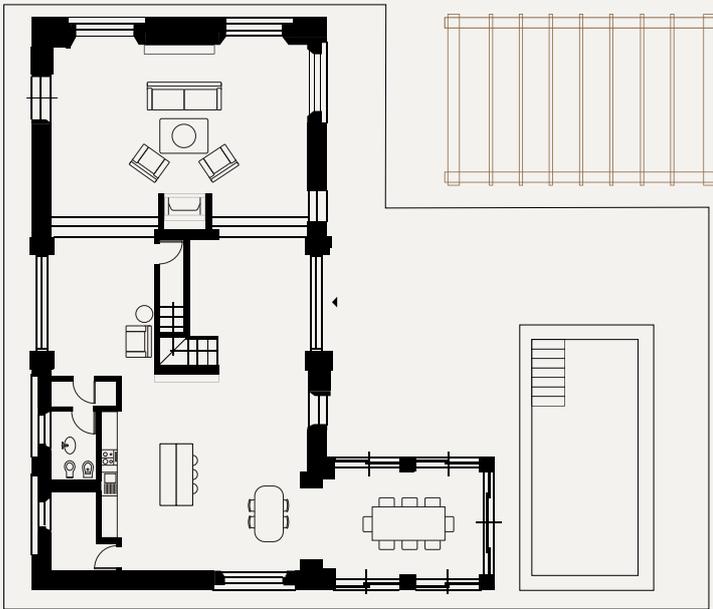
Residents enjoy easy access to the cosmopolitan delights of Florence, Pisa and Siena and their international transport links. Owners also benefit from maintenance and rental services as required.

€ 2,300,000 INCLUDING FURNITURE

For more information:

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Ground Floor



First Floor



SPECIFICATIONS

| | | |
|---------------|-----------|----------------|
| Entrance | 13.77 sqm | (148.21 sq ft) |
| Living Room | 46.30 sqm | (498.36 sq ft) |
| Hallway | 14 sqm | (150.7 sq ft) |
| Bathroom 1 | 3.02 sqm | (32.50 sq ft) |
| Pantry | 4.10 sqm | (44.13 sq ft) |
| Kitchen | 20.35 sqm | (219.04 sq ft) |
| Dining Room | 16.78 sqm | (180.6 sq ft) |
| Dining Room 2 | 18.14 sqm | (195.25 sq ft) |

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|--------------------|-----------|----------------|
| Bedroom / En suite | 38.72 sqm | (417.77 sq ft) |
| Bedroom 2 | 19.8 sqm | (213 sq ft) |
| Bedroom 3 | 21.40 sqm | (230.35 sq ft) |
| Wardrobe | 1.42 sqm | (15.28 sq ft) |
| Bathroom 2 | 12.90 sqm | (138.9 sq ft) |
| Hallway | 18.6 sqm | (200.2 sq ft) |
| Bathroom 2 | 5.2 sqm | (55.97 sq ft) |



- 1 Fienile I Bianchi
- 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