



# Montelupo Fiorentino

FI - Toscana

€ 2.500.000

**Stunning panoramic luxury estate in Tuscany - villa, cottage, and two private pools**



1000



2



8



8



24



2450



650



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Located in the Tuscan countryside just 3 km from Montelupo Fiorentino and 25 km from Florence, this charming property sits in a dominant position with breathtaking 360° views over the valley and surrounding hills. Comprising a historic villa and a guest house, both with their own private pools, the estate has been carefully restored, preserving original materials such as antique terracotta floors, exposed wooden beams, and local stone.

The villa (dating back to the year 1000 AD) is spread over two floors and divided into two independent apartments; the guest house is fully self-contained, thus offering a total of three independent units with separate utilities, with the option to be used as a single residence. The property is currently a well-established hospitality business with over 20 years of activity, complete with website and active social media presence, as well as a thriving olive grove producing high-quality extra virgin olive oil.

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6/5/2025

REF. NO.  
**CH 270**

PROPERTY TYPE  
**Villa**

### GENERAL INFORMATION AND ADDITIONAL BENEFITS

Each of the two buildings on the property have access to a private pool. The 12,5×7,5 mt infinity pool of the guest house with jacuzzi is surrounded by a stunning pool area with an adjacent terrace with pergola, from where you can enjoy the breathtaking view of the Florentine countryside on the horizon.

The 8×3,3 mt pool of the villa is immersed in green settings, and is connected with the covered terrace, perfect for longtable lunches and dinners with friends and family. Both pools have a modern salt water cleansing system.

The living units have been completely restored with reclaimed materials in order to honor the original style, but with all modern comforts. The villa's bedrooms and kitchen are equipped with ceiling fans, while the guest house has air conditioning (sleeping area). LPG gas is the main heating source.

The property is currently registered for residential purposes.

The division of the living units with separate outdoor spaces and private swimming pools makes it perfect for hospitality purposes - either as a whole or partially.

### SURROUNDING AREA

The property is located in the hills of the prestigious Florentine countryside near the town of Montelupo Fiorentino, famously known for its beautiful ceramics.

The estate is surrounded by nature and offer breathtaking views of the typical Tuscan landscape with rolling hills and olive trees.

The area boasts a wealth of natural and cultural attractions to explore, and the location is the perfect starting point for excursions to all of Tuscany, with the FI-PI-LI expressway nearby and just a short drive to reach the motorway.

Montelupo offers everything from shopping opportunities, restaurants, coffee bars, a weekly market, pharmacy, banks etc. as well as a train station with departures for Florence and Pisa several times throughout the day.

Famous towns and cities such as Florence, San Gimignano, Vinci, San Miniato, Siena, Volterra and Pisa (just to mention a few) are all less than an hour's drive away.

The perfect property for those looking for comfort and absolute privacy in luxurious settings, while having all services and attractions nearby.

### PROPERTY INFORMATION

Location	Montelupo Fiorentino
Province	FI
Region	Toscana
Property type	Villa
Year built (estimated)	1000
Year restored	2004
Surface area (sqm)	2450
Living space (sqm)	650
Levels	2
Bedrooms	8
Bathrooms or half bathrooms	8
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Other
Energy label (EU)	G
Height above sea level (meters)	200
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	300
Nearest airport	Firenze
Distance to nearest airport (km)	25
Nearest grocery store (km)	3
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Siena, Empoli, Pisa