



## MODERN TUSCANY



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 949,000

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Terranuova Bracciolini
Soumis:	05/12/2025

### Description:

Located in Terranuova Bracciolini, this estate—composed of four independent buildings plus a semi-detached villa—has been conceived with a bespoke approach, featuring refined materials, meticulous detailing and spaces designed to enhance every experience. Two separate entrances ensure maximum privacy, making the property ideal as a private residence or a high-end investment. At the entrance stands a contemporary design guesthouse of approximately 90 sqm, an open-plan layout with kitchen, dining area, living room, bedroom and bathroom, illuminated by large floor-to-ceiling windows that maximise natural light. The private garden with patio offers the perfect setting for outdoor living. Next to it is a building dedicated to fitness, complete with a fully equipped gym and bathroom. A glass pavilion hosts the spa, featuring a sauna, whirlpool tub, TV and surround-sound system, while the grey-stone pool provides an ideal place for relaxation. The 270-sqm semi-detached villa is the heart of the property. On the ground floor, a bright winter garden opens into a spacious contemporary open-plan living area where a designer kitchen interacts with a spectacular glass wine cellar holding up to two thousand bottles. The dining room for ten guests, the elegant guest bathroom and the cosy living area complete the space. On the first floor, the master suite is complemented by a spa-inspired bathroom with bathtub and walk-in shower. The private terrace offers an exclusive outdoor living area with open views. Completing the estate is a second independent 50-sqm guesthouse, renovated in contemporary style and arranged over two levels, with a modern kitchen on the ground floor and a bedroom with en-suite bathroom upstairs, ideal for guests or tourist rentals. The property also includes approximately one hectare of land, featuring a well-maintained garden designed for optimal outdoor living.

The property is in impeccable condition following a complete and recent renovation carried out with a



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contemporary and highly bespoke approach. Each space features premium materials, custom craftsmanship and unique high-value design pieces, selected to create a modern, cohesive and sophisticated aesthetic.

The property is fully serviced and equipped with a photovoltaic system and solar thermal panels, with an electric heating system. Water supply is guaranteed by two wells, while access is secure and convenient thanks to an electric gate.

This estate is an exceptional opportunity for those seeking a high-end primary residence with refined design; it is equally suitable as a prestigious holiday home.

The property is located about 2 km from San Giovanni Valdarno and 10 minutes from Terranuova Bracciolini. Nearby towns include Monteverchi (10 km, 10 min), Figline Valdarno (10 km, 15 min), Arezzo (40 km, 35 min), Florence (50 km, 50 min) and Cortona (55 km, 50 min). The nearest airports are: Florence Airport (60 km, 50 min), Perugia Airport (120 km, 1 h 20 min), Pisa Airport (130 km, 1 h 30 min) and Rome Airport (250 km, 2 h 40 min).

The Great Estate group conducts, through the seller client's technician, a technical due diligence on every acquired property, allowing us to thoroughly understand the urban and cadastral status of each asset. This due diligence can be requested by the client upon genuine interest in the property.

Condition: Reformed  
Année: 2000

## Commun

Dimesions du lot: 13090 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2399/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2399/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10106



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