



Tenuta l'Arco



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 2,592,670.53

Location

Country: Italy
State/Region/Province: Tuscany
City: Bagno a Ripoli
Posted: Apr 10, 2026

Description:

Nestled in the prestige of the Tuscan hills, just 15 km from the heart of Florence, stands this magnificent estate, where the charm of the Middle Ages meets contemporary exclusivity. The main building, originally conceived as a fortified watchtower, preserves the grandeur of its original architecture intact, offering a living experience steeped in history and authenticity. In addition to the principal residence, the estate features two independent apartments and a guesthouse. The main residence, approximately 300 sqm, is arranged over two levels. On the ground floor there is an entrance hall, traditional kitchen, living room, dining room, laundry room, one bedroom and three bathrooms. The first floor hosts three bedrooms, one with a mezzanine, and an additional bathroom. The residence is completed by a semi-basement level with a summer lounge with bathroom and library, ideal to be transformed into a modern wellness area, a gym or a winter garden, as well as original stone cellars and a technical room. Within the main farmhouse there are also two apartments with independent access: - Apartment of approximately 40 sqm located on the ground floor, comprising entrance, kitchen, bedroom and bathroom. - Apartment of approximately 80 sqm located on the first and second floors, comprising entrance, kitchen, living room, two bedrooms, one bathroom and, on the upper floor, the turret. The former barn has been converted into a guesthouse, arranged over two levels. The ground floor, cool and private, accommodates three bedrooms and one bathroom. The atmosphere is intimate and relaxing, with the advantage of direct access to the outdoor areas, ensuring independence and natural light in every room. The upper floor features an open space flooded with natural light. Here, the welcoming living room with fireplace and the fully equipped kitchen coexist beneath high ceilings with exposed beams, enhancing the natural flow of the living area. Surrounded by a well-maintained garden that embraces the house on several sides, the barn offers perfect corners for outdoor dining, relaxation or gardening, guaranteeing absolute privacy



from the main farmhouse. The entire property is set within a landscaped park of 5,000 sqm, overlooking the city of Florence and the surrounding hills. The arrangement on natural terraces not only offers ever-changing panoramic views, but also ensures each residential unit its own privacy and a dedicated garden area. The true heart of the summer is the swimming pool, positioned in a secluded setting on the lower level of the park. The property is further enhanced by two agricultural outbuildings, extremely useful for the storage of various equipment.

The farmhouse and guest house have been expertly restored to combine authentic Tuscan rural aesthetics with a contemporary, modern, and functional layout. Each room preserves valuable original details, harmoniously integrated into a spatial distribution designed to ensure maximum living comfort.

All utilities are present. The water supply is guaranteed by the public aqueduct and a well for irrigation. The heating system is powered by methane gas. Internet connection, an alarm system, and an electric gate are also available.

It presents itself as the perfect solution for those seeking a prestigious residence, a retreat for multiple families, or a high-end investment in the exclusive hospitality sector.

A short distance from Florence (about 15 km, 30 min), this property enjoys a strategic and highly sought-after location. It combines the tranquility of the Tuscan countryside with the convenience of urban amenities, including international schools and efficient transport connections. Nearby are also Bagno a Ripoli (8 km, 10 min) and Pontassieve (10 km, 15 min). The nearest airports are Florence Airport (30 km, 40 min), Pisa Airport (100 km, 1 hour and 30 min), Bologna Airport (120 km, 1 hour and 30 min), and Rome Airport (210 km, 2 hours and 20 min).

The Great Estate group carries out, on every acquired property, a technical due diligence through the seller's appointed technician, allowing us to thoroughly verify the urban planning and cadastral status of each asset. This due diligence report may be requested by the client upon expressing genuine interest in the property.

Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Condition: Reformed
Built: 1200

Common

Lot Size: 5390 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information



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Website URL:

http://www.arkadia.com/KPMQ-T2532/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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