

## Villa for sale in Londa

### € 1.300.000

### Ref. 15



**850 sq.m. | Bathrooms: 12 | Rooms: 15**

Prestigious complex with two historic villas in Chianti Rufina. In the heart of the Chianti Rufina hills, 30 km from Florence, a splendid real estate complex comprising two historic villas with panoramic views of the valley. The property includes 73 hectares of land with woods and productive olive groves. Located in the renowned Chianti Rufina wine region, the property enjoys a pristine atmosphere and an independent water supply thanks to several natural springs. Main Villa • 10 bedrooms | 6.5 bathrooms • 850 sq m of living space + 295 sq m of work space • Private pool, consecrated chapel, billiards room, vin santeria. An elegant 17th-century residence with authentic charm, featuring spacious rooms, historic fireplaces, exposed wooden beams, and terracotta floors. The property includes a double garage, agricultural spaces, and areas for processing olive oil. Ancient Villa • 4 bedrooms | 4 bathrooms • 295 sq m • Two independent apartments with private courtyard. Featuring a stone façade and historic architectural details, Villa Antica retains the charm of Tuscan villas with arches, fireplaces, and exposed-beam ceilings, as well as clues linking it to an ancient guard post of the San Leolino Castle, located on the other side of the valley. An exclusive property, perfect as a private residence or luxury accommodation, immersed in history and nature. Strategic location: 45 minutes from Florence, on the edge of the Casentinesi Forests National Park. Contact us for more information and a private viewing. Price: €1,300,000

\*The information and floor plans provided here are for illustrative purposes only and do not constitute contractual obligations.

## Features

Code: 15	Reason: Sale
Categoria: Villa	Address: Villa Zingale
Municipality: Londa	Total Square Meters: 850 sq.m.
Bathrooms: 12	Rooms: 15
State of Preservation: Good	Total Floor: 2
Age Construction: 1900	Garden: Private







