

Property 10329



Number of beds: 32
Bedrooms: 16

Playground

Tennis Court

Close to a vineyard or winery

Swimming Pool

Heated Pool

Countryside View

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

The Tenuta San Clemente estate is 45 km from Florence Amerigo Vespucci International Airport, 113 km from Pisa Galileo Galilei International Airport, and 283 km from Rome Leonardo da Vinci International Airport. Greve in Chianti is 27 km from the estate, Florence is 33 km, San Casciano in Val di Pesa is 40 km, Arezzo is 54 km, Castellina in Chianti is 65 km, San Gimignano is 76 km, Siena is 94 km, Volterra is 98 km, Chianciano Terme is 106 km, and Pisa is 124 km.

FEATURES

Villa Tenuta San Clemente:

- 9 Double Bedrooms
- 8 Bathrooms (7 En-Suite Bathrooms + 1 Shared Bathroom)
- 2 Living Rooms
- Dining Room (Up to 18 Guests)
- Loggia (Up to 32 Guests)
- Terrace

The Chalet:

- 1 Double Bedroom
- 1 Bathroom
- Small Kitchenette
- Playground

The Red House:

- 3 Double Bedrooms
- 2 Bathrooms
- Kitchen
- Dining Room
- Living Room

Casa Colonica:

- 3 Double Bedrooms
- 2 Bathrooms
- Dining Room
- Kitchen
- Living Room

- Heated Swimming Pool
- Furnished Poolside Area
- Fully-Equipped Kitchens
- Garden
- Tennis Court
- Outdoor Lounge Areas
- Outdoor Dining Area
- Playground

- Vineyards and Olive Trees
- Access to Lakes and Woodland Walks





DESCRIPTION

Property 10329 - FIGLINE VALDARNO

16 Bedrooms

Location and Surrounding Area
Immersed in the peaceful Tuscan countryside, this magnificent property is ideally located to explore Tuscany's cultural highlights and most spectacular natural wonders. Situated in the heart of Chianti, just a few kilometres from the charming town of Florence, Property 10329 represents the perfect location for day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its iconic landscapes while soaking up the region's incredibly rich historical and cultural heritage.

In less than one hour by car, you can reach Florence, a treasure trove of art with an astonishing contemporary vibe. Beyond its extraordinary artistic heritage, a testament to centuries of civilisation, the best way to enjoy Florence is to stroll along the riverside avenues at sunset, or to get lost among the city's myriad alleyways in the bohemian Oltrarno or the narrow streets of San Niccolò, where it feels as though you have stepped back in time along its centuries-old walls.

The villa is also a few kilometres from the medieval town of Siena. Its ancient red brick buildings, the scallop-shaped main square Piazza del Campo, and the Cathedral Square, dominated by the zebra-striped Duomo, make it an absolute must for anyone travelling to Tuscany. Effectively an open-air museum celebrating the Gothic, Siena boasts secular monuments that have retained both their medieval forms and exceptional art collections, providing plenty to marvel at.

The villa is a few kilometres from San Gimignano, one of the best-preserved medieval towns in Italy. From afar, San Gimignano looks like a town from a Renaissance painting: a circle of 13th-century walls enclosing tall, teetering stone towers. Its towers make it instantly recognisable, but the art treasures held within its walls are just as remarkable. Although the town is small, there is enough art, architecture, and fine food to keep you busy for more than one day.

The villa is just one and a half hours from Volterra, one of Tuscany's most dramatic hilltop towns. Despite its many attractions, Volterra sees fewer tourists than other Tuscan towns, so you can expect to share its winding stone streets with locals and explore its ancient sites without the crowds. Founded by the Etruscans and surrounded by medieval walls, Volterra has a notable historic centre filled with fascinating Roman ruins, medieval buildings, and alabaster workshops.

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The Property
Set above the picturesque Tuscan town of Figline Valdarno, Property 10329 offers a perfect country escape for those seeking complete privacy and relaxation in the heart of Tuscany. This truly remarkable 16th-century estate, nestled among the vineyards of the Chianti region, can accommodate up to 32 guests in four guesthouses: 18 guests in Villa Property 10329 (9 double bedrooms), 2 guests in the Chalet (1 double bedroom), 6 guests in the Red House (3 double bedrooms), and 6 guests in the Casa Colonica (3 double bedrooms).

Villa Property 10329 (9 Double Bedrooms):
Once owned by Duke Simone Vincenzo Velluti Zati di San Clemente, the estate lies amid the rolling hills of the lush, fertile Tuscan countryside south of Florence. The Villa is the heart of Property 10329, elegantly perched at the top of a long, steep drive, overlooking the distant Tuscan hills and the

undulating countryside. It offers an extraordinary panorama of vineyards, olive groves, cypress and oak forests, as well as a view of the lush Apennines in the distance.

As with the rest of the estate, Villa Property 10329 has been masterfully restored to provide an oasis of tranquillity. With a cool loggia for relaxing during long, hot Tuscan days, a tennis court, dining areas, a serene lake, nearby stables, and countless beautiful spots to explore, enjoy, and create lasting memories, the villa is an exceptional retreat. It also features the main pool and lounging area, ideal for enjoying warm days and sultry Italian nights. The villa is perfect for large gatherings or simply relaxing under the Tuscan sun.

The villa boasts a gorgeous swimming pool and a generous poolside area with comfortable sun loungers, inviting guests to sit back and unwind. The main pool is particularly special, offering a view that seems to encompass all of Tuscany. The pool and poolside area provide a calm atmosphere and are among the most peaceful places on the estate to spend a sunny summer day or host any event or special occasion.

The estate also features an oversized chess set, reminiscent of those played by kings in their courts, situated just a few feet from the main villa pool. Regardless of how well you play, you truly can't lose. The grounds at Property 10329 are also adorned with fountains, outstanding art, and sculptures. The villa accommodates up to 18 guests in nine double bedrooms and features eight bathrooms, along with a house kitchen with staff.

The Chalet (1 Double Bedroom):
This guesthouse can accommodate up to 2 guests in one double bedroom. Built in the early 1900s to house rabbits, chickens, and pigeons, the Chalet is now a simple, private retreat tucked away in the grounds of Property 10329. An intimate and utterly charming double studio with high ceilings, it features its own kitchenette and a bathroom with a shower. It is the perfect getaway for a couple seeking seclusion from the rest of the party, or for older children wanting their own private den.

The Red House (3 Double Bedrooms):
The Red House can accommodate up to 6 guests in three double bedrooms. Originally the carpenter’s workshop for Property 10329, it retains a rustic, old-world charm but has been beautifully restored and appointed. The guesthouse features three double bedrooms sharing two bathrooms. It is essentially a smaller villa located across the lawn from the main villa, with its own freshwater swimming pool. While private, it remains close to the heart of the estate.

Casa Colonica (3 Double Bedrooms):
Casa Colonica can accommodate up to 6 guests in three double bedrooms. Just a leisurely five-minute stroll from the main villa, it includes one double bedroom with an en-suite bathroom and two double bedrooms sharing a bathroom located in the hallway. The guesthouse features an eclectically furnished open-plan living and dining area, with stunning views of the surrounding countryside. Accommodation is all set on the first floor above the limonaia, a rustic glass-fronted kitchen and dining room.

PHOTOS














































































