

Your home in Castelfiorentino - Tuscany

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A couple of words about us



After 20 years raising our family in Brussels, we decided to move to this wonderful corner of Tuscany, where we had some friends. We have been living here since October 2019.

Although we are used to big cities (natives of Milan, we lived in Amsterdam and Brussels) we had no problem adjusting to the much slower pace of countryside life.

We are now selling our home as we would like to move closer to our children, who live in Brussels, London and Den Bosch. Our new home will be near Lille, France.

Castelfiorentino and its surroundings



Castelfiorentino is a market town of 18,000 people, well connected to Florence and Siena by frequent and direct trains (1 hour either way). Although not as pretty as some of the most well known Tuscan gems, it is very lively, and very convenient for residents, as all services are available and the city is not flooded by tourists like nearby San Gimignano (20 minutes).

Our home is in the Renai area, 4km from the city centre along a pleasant country road lined by olive trees. It is considered the most valuable neighbourhood in Castelfiorentino, due to its scenic views and its nature.



The Chiosco ai Renai, a cool bar/restaurant just 500m from our home

Our home in Renai

Here is some information about our home:

1. Part of a former farm (main house 137m² + annex 36m²)
2. Extensive grounds with 45 olive trees in production and many other trees and shrubs, comprised of a field of 2,873m² and a garden of 228m²
3. Included in the property are also a covered carport for 2 cars, a shed and a terrace with a round barbecue/fire pit



Not your average Tuscan home

Although our home has all the classic features of a Tuscan home (built-in kitchen, beamed ceilings, cotto floors and finishings, chestnut doors...), we added a lot of improvements to make it more sustainable and modern:

- photovoltaic panels with batteries, which make the house self-sufficient as regards electricity during the summer months (installed in 2021)
- new energy-efficient windows (installed in 2024)
- fast wifi throughout the home and garden
- mosquito-repellent system in the garden

In addition, the interiors of the annex have been completely refurbished and a mezzanine bedroom added. A full bathroom is also present in the annex.



Private access road to the house



Access to second floor from the outside



View from the carport



View of main entrance from the garden



View of garden and annex from one of the bedrooms

How it looks inside

Downstairs:

- Living room with fireplace, connected to kitchen, bathroom with toilet and shower, storage room, outside porch with washing machine and other equipment

Mezzanine: desk and bookshelf

1st floor:

- 2 double bedrooms, full bathroom with toilet and shower, dressing room with storage

2nd floor: attic bedroom and storage

Floor plan:

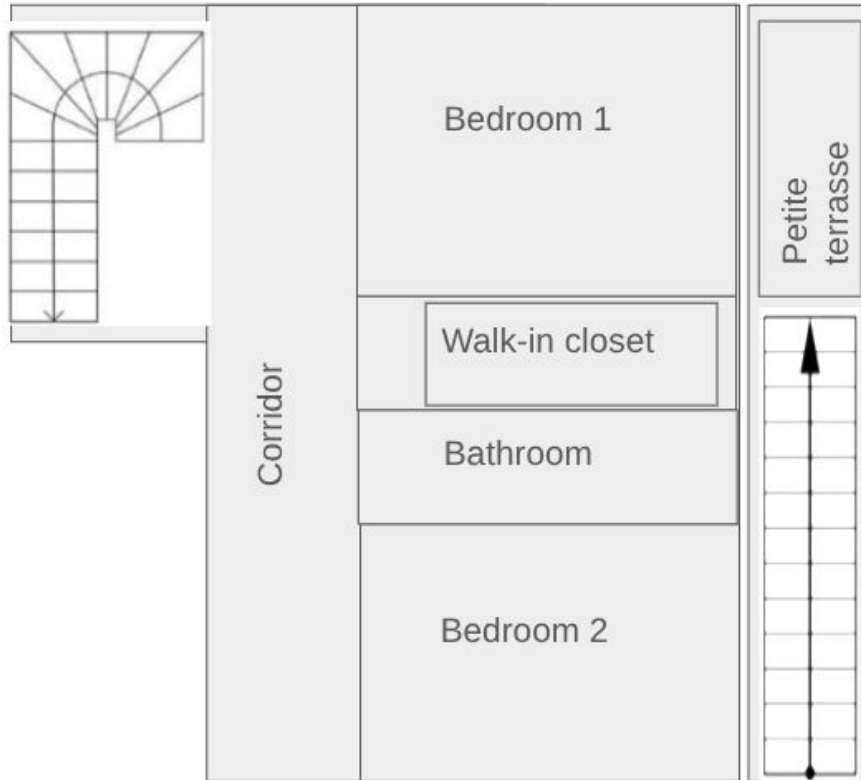
Ground floor



Floor plan:

First floor

Second floor





Living room: dining area



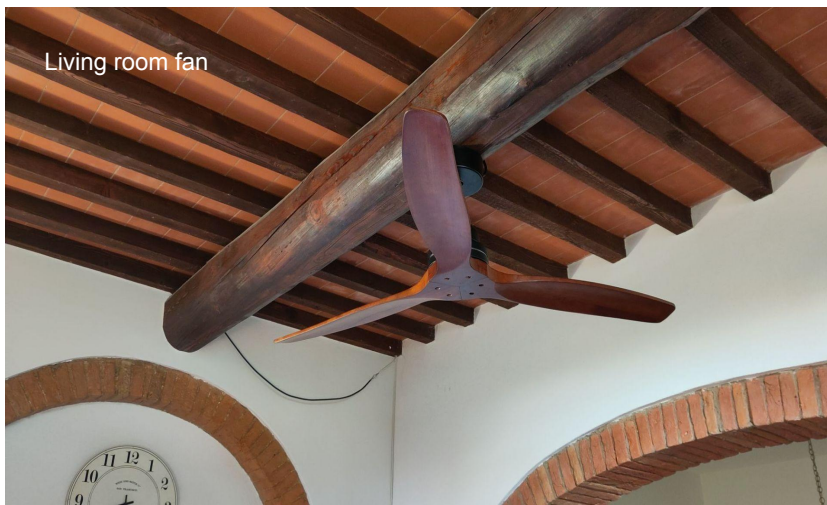
Kitchen view from the living room



Downstairs bathroom



Living room



Living room fan



Downstairs bathroom

Bedroom 1





Bedroom 2





Corridor and upstairs
bathroom





Technical stuff

- water is drinkable, we have a central anti-limescale system
- the house is fully connected to the sewer
- heating can be either gas or electric, via Celsius infrared panels, or both
- we installed a pump to increase water pressure, which is now optimal
- cooling fans in the living room and in bedroom 1
- automated anti-mosquito system throughout the garden with 70 sprinklers
- kitchen equipped with gas stove, dishwasher, extractor hood, double sink and fridge
- electric garden tractor from Stiga
- energy performance was class G when we purchased the house, but we expect it will go up to at least E with all improvements we made



The radiant panels Celsius and Fahrenheit, thanks to the unique and patented technology that emits long-wave infrared rays (between 8.5 and 11 μm), heat rooms and objects up to 12m away from the source, in a uniform and homogeneous way.

They control and keep the relative humidity constant, they do not burn oxygen, they are economical and ecological.



In summary

There are many homes for sale in Tuscany, most of them either in tourist hamlets which are very busy in the summer months and sad and empty during winter. The ones in villages or small towns are often in a very poor state, requiring a lot of expensive work and a long time to navigate the local bureaucracy. It is hard to find a property that combines the charm of Tuscan features and views with modern equipments, and is future-proofed. Our home is ready to welcome new owners from day 1.

We have plenty of room to install a swimming pool, but we prefer to live sustainably and avoid the water and energy consumption this entails. The same applies to air conditioning: the house has solid walls, it stays cool in the summer and ceiling fans are more than sufficient,

We invite you to get in touch for a visit, we would be glad to host you for a weekend and show you around our corner of paradise.

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