

# Villa Ulivello Profile

<http://www.myitalianvillafor-sale.com>

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LOCATION	<p>Strada in Chianti  Municipality: Greve in Chianti  Province: Florence, 10 Kilometers (6 1/4 Miles)  Region: Tuscany – Chianti region  Villages Strada In Chianti, Impruneta, Grassina, Greve  Nearest Airports Florence (25 Minutes), Bologna, Pisa</p> <p>Public Transport SITA bus to Florence and southern Chianti stops in front of garden gate, several times a day – once a day to Siena</p>
POSSIBLE USES	<p>Private home with easy access to Florence, other Tuscan towns  School or institute  Elegant Hotel or Relais with its own oil and wine  Divided into 5 large homes</p>
UTILITIES	<p>Water: Town Water  Telephone: Yes  Electricity: Yes</p>
BUILDINGS	<p>Three are habitable with views that span 360 degrees.  Other buildings are designated for farm use</p>
ENTRANCES	<p>2 large gates and one walk in gate</p>
VILLA ULIVELLO	<p><b>Type:</b> Mid-19th Century  <b>Condition:</b> Habitable  <b>Size:</b> 465 sq meters  <b>Rooms:</b> 18  <b>Bedrooms:</b> 6  <b>Bathrooms:</b> 4  <b>Basement:</b> Yes  <b>Terrace:</b> 84 sq meters</p> <p>Beautiful views -- east, north and west exposures</p> <p>Unusually large windows on the ground level open into the garden</p> <p>Original details: fresco ceilings, brass hardware and wrought iron railing on the grand staircase, wooden doors --Marble and terra cotta mantels. Kitchen has a large marble sink and brick hood for stove</p> <p>For tax purposes the Villa is designated as "<i>civile abitazione</i>."</p>
GARDEN	<p>A modest version of the traditional 19th century design. Includes:</p> <ul style="list-style-type: none"> <li>• A path lined with cypress trees leading to the "Bella Vista."</li> <li>• A maze with varied bucolic areas and circular paths once covered with gravel.</li> <li>• 150 year old bonsai lemon trees placed in front of the boxwood hedge.</li> </ul>

OTHER BUILDINGS	<p><b><u>Hayloft -- Fienile</u></b> -- 95 sq meters (1,022 sq feet) with west, south and north exposure - converted in the mid '70's</p> <ul style="list-style-type: none"> <li>• Spacious living area with an open kitchen, terracotta fireplace.</li> <li>• Three bedrooms , one bathroom.</li> <li>• A terrace ( 9 sq meters -29 sq feet) from which one can enjoy the gorgeous sunsets of Tuscany.</li> </ul> <p><b><u>Farm House -- Casa Colonica</u></b> -- 125 Sq meters with south and east exposure:</p> <ul style="list-style-type: none"> <li>• Ground Floor: Kitchen and 2 store rooms</li> <li>• First Floor: 3 bedrooms, one bath</li> </ul> <p>Other buildings include:</p> <ul style="list-style-type: none"> <li>• Agricultural Buildings - now used as store rooms.</li> <li>• Dwelling: 100 sq meters (1,076sq feet) -- the ground and first Floors were once occupied by the caretaker and his family.</li> <li>• Stable and Carriage house (now garage) with original stone floor and two large doors opening into the garden of the villa and the farmer's front yard. – these together total 95 sq meters (1,022 sq feet</li> <li>• Cantina (Two floors): 132 sq meters (1,420 sq feet). This building stands apart from the other buildings with south, northeast and west exposures</li> <li>• Limonaia (green house): 30 sq. meters</li> </ul> <p>For tax purposes the Hayloft is considered “urbano and the other buildings are "rurale"</p> <p>The “Belle Arte” does not have jurisdiction over this property, thus it is easier to obtain permission for designation and structural changes.</p>
LAND	<p>Agricultural and woods. 14 hectares (33 1/2 acres) 6 hectares are cultivated.</p> <ul style="list-style-type: none"> <li>• Olive groves, 1,000 olive trees some over 400 years old.</li> <li>• Grape Vines (area of the DOCG Gallo Nero) mostly planted between the olive trees known as "coltura promiscua."</li> </ul> <p>The remainder is divided into Seminativo (grain), Pascolo (pasture) and Bosco cedu (woods)</p>

Note: 1 hector equals approximately 2.5 acres  
100 square meters equals approximately 1,076 square feet.