

Tuscany Inside

REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

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stunning apartment with terrace in the old centre of certaldo alto Certaldo (Firenze)

Tuscany Inside Real Estate and Marchesini Real Estate are pleased to offer the sale of this beautiful apartment situated in the historic center of the picturesque medieval village of Certaldo Alto.

The apartment is placed in a building divided into three units at the end of a street in the historic center, with private access via an iron pedestrian gate. It is located inside the medieval tower of the town and from Certaldo Basso, it is possible to admire the imposing presence of the tower in which the apartment for sale is located.

The gross floor area measures approximately 130 square meters and the net floor area is approximately 110 square meters, plus a private terrace. The property is bright thanks to its exposure, large windows and location at the edge of the village.

Located on the first floor, accessed via a characteristic external staircase shared with the owners of the second-floor apartment, the property is composed as follows:

You enter the home directly into a spacious open-plan space of approximately 60 square meters, featuring a living/sitting room/kitchen/dining room with a fireplace. From the living room and kitchen area, you access the wonderful panoramic terrace of approximately 22 square meters equipped with a motorized awning. The terrace offers west exposure, 180-degree views of the Tuscan countryside, San Gimignano and both the sunrise and sunset.

Complete the apartment, a master bedroom with ensuite bathroom, a second bedroom, bathroom, and a hallway with a laundry area.

Externally, on the ground floor, this fantastic property includes 1/2 of garden and an entrance courtyard. From this level, a staircase leads to the basement with small terrace and pathway, covering approximately 250 square meters and boasting beautiful panoramic views.

Further down, a path leads to a beautiful terraced plot of land, of which the property for sale owns a third, totaling approximately 2,900 square meters and with approximately 96 olive trees.

Approximately at the end of this plot of land, there is a gate that opens onto a small road that allows you to reach Certaldo Bassa on foot in about 150 meters.

The sale also includes the 1/2 ownership of

- a utility room of approximately 3.74 square meters, which houses the water softener and water pump serving the apartment for sale and which were replaced in 2025.
- a storage room of approximately 10 square meters - a chicken coop, no longer in use, of approximately 5 square meters.

The apartment is in good condition and ready for immediate occupation. It has natural gas heating, and is equipped with independent methane gas heating stove, city water, mosquito nets, oven, refrigerator, washer, dryer, dishwasher, and full-house water softener.

Object of very rare availability, both for the position and for the land and multiple outdoor spaces.

Suitable as both a private, year-round home and as a second or vacation home.

The home is being sold fully furnished.

Certaldo Alto is located less than an hour drive or train ride from Florence and is completely accessible without a car. The property is walking distance from all services including shops, banks, post office, bars, restaurants, coffee shops, gelato shops, grocery stores, and is less than a 10-minute walk from the Certaldo train station (on the Siena/Firenze line). The town is centrally located and perfectly positioned for day trips to Cinque Terre, Siena, Lucca, Cortona, Pisa, Arezzo, San Gimignano, Volterra, Livorno, Forte dei Marmi, among others.

Certaldo, in the province of Florence, is a town of 15,731 inhabitants and is famous for being the death and likely birthplace of the poet and writer Giovanni Boccaccio.

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Located in the center of the Elsa Valley, it is home to numerous buildings of historical, cultural, and artistic interest.

The historic village, Certaldo Alto, is nestled within the walls of which stand the ancient gates: Porta Alberti, Porta al Sole, and Porta al Rivellino.

The village can be accessed by climbing the ancient and charming steep streets called Costa Alberti and Costa Vecchia, or from the more modern Via del Castello, or by taking the funicular from Piazza Boccaccio.

What to See and Do:

- Palazzo Pretorio: The ancient vicarage palace, with a façade adorned with ceramic coats of arms, hosts art exhibitions.
- Casa di Boccaccio: A house-museum dedicated to the famous writer, with a library and a charming panoramic tower.
- Via Boccaccio: The village's main street, the heart of medieval life.
- Church of Saints Michael and James: A Romanesque-style building housing the remains of Boccaccio.
- Museum of Sacred Art: Located next to the church, it exhibits paintings and sculptures, with a cloister and underground areas.
- Mercantia: A famous international street theater festival held in the summer.

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SALE
€ 450.000,00

the price includes the kitchen, the appliances, ect

LISTING DATA		COMMERCIAL OFFER	
Published on	21-04-2026	Type of contract	Sale
Reference	320	Price	€ 450.000,00
Type	1. Apartment	price notes	the price includes the kitchen, the appliances, ect
Property condition	1. Restored		
GEOGRAPHIC DATA		PROPERTY FEATURES	
Town / city	Certaldo Alto	Energy rating	F, EPgl nren 136,31
Municipality	Certaldo	m²	130
Province	Firenze	Bedrooms	
Region	Toscana	Number of beds	N. 2
Country	Italy	Bathrooms	N. 2
Location	Centre	Terrace	22 mq
FLOORS / ENTRANCE		ACCESSORIES	
Comments	first floor	Heating	town gas
		Furniture	Included in the salr
ADDITIONAL DATA		GARDENS AND GROUNDS	
Monthly charges	approx 50 euro per month/approx 600 euro per year	Comments	approx 3150 sqm of common gardens/land



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