

LE COLONNE

FOR SALE · FALGANO · RUFINA · FLORENCE, TUSCANY

Le Colonne

A hamlet of six stone houses in the Chianti Rufina hills, run as a small resort around the largest swimming pool in the area. Fully furnished, operating and ready to take over.

€1,200,000

fully furnished and equipped

RENT-TO-BUY AVAILABLE

FLOOR AREA	HOMES	BEDROOMS · BEDS	2026 REVENUE
563 m²	6 2 newly rebuilt	11 · 25	€65k Apr–Sep

THE PROPERTY

Six houses, one courtyard, no neighbours in sight



Le Colonne sits above the village of Falgano, in the comune of Rufina, east of Florence. The complex is made up of six independent homes, each with its own entrance, kitchen and bathroom, grouped around shared outdoor space and the pool.

Four houses have been fully renovated. The other two were rebuilt from the foundations and are effectively new construction. The work was carried out by local Tuscan craftsmen, with care for stone, chestnut beams and terracotta.

Keep it as a family estate, continue the holiday business, or sell the units individually: each house is separately registered, so every option is open.





THE POOL

The largest pool in the area



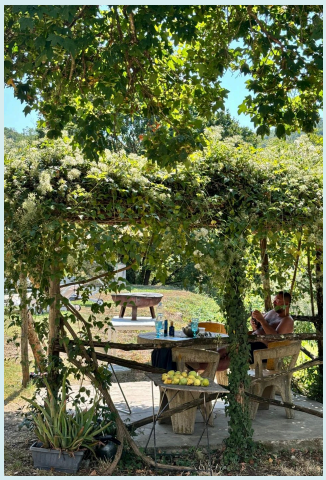
The pool is the heart of Le Colonne and the reason guests book. It is big enough for a full house of 25 to swim and lounge without crowding, and it is set up to need very little attention. Next to it, a vine-covered pergola seats everyone for long dinners outdoors.

Water treatment	Bluchlor salt electrolysis
Cover	Coverseal safety cover
Season	April to October





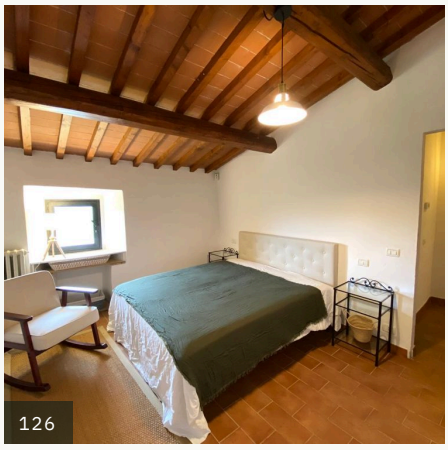


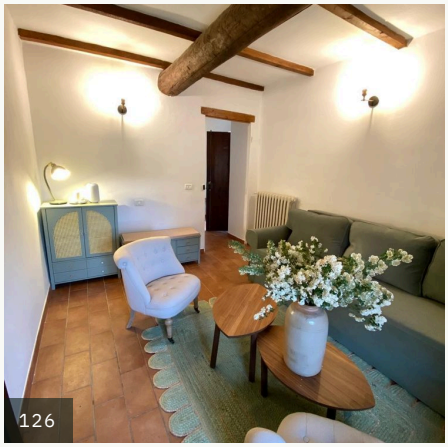


Sleeps 25 across eleven bedrooms

HOUSE	LAYOUT	BEDROOMS	SLEEPS
132	Two doubles, one twin	3	6
126	Two doubles, double sofa bed	2	6
134	Two doubles	2	4
136	Two doubles	2	4
130	One double, single sofa bed	1	3
128	One double	1	2
	Total	**11**	**25**


132


126


126

INTERIORS

Chestnut beams, terracotta floors, stone walls


128


130


128


132


130


132

SOLD TURNKEY

Everything stays, down to the coffee machines

Fully furnished

All six houses furnished and decorated, ready for guests or family.

Equipped kitchens

Cookware, crockery, kettles, coffee machines and everything needed to cook.

Linen and towels

Full sets of bed linen, duvets, pillows and towels for all 25 beds.

Garden and pool tools

Ride-on mower and all equipment to maintain the grounds and the pool.

Solar power with batteries

Solar panels with storage batteries; surplus electricity is sold back to the grid.

Heating and air conditioning

Heating in every house; three of the six also have air conditioning.

EV charging point

On-site charger for electric cars.



SOLAR CARPORT WITH BATTERY STORAGE

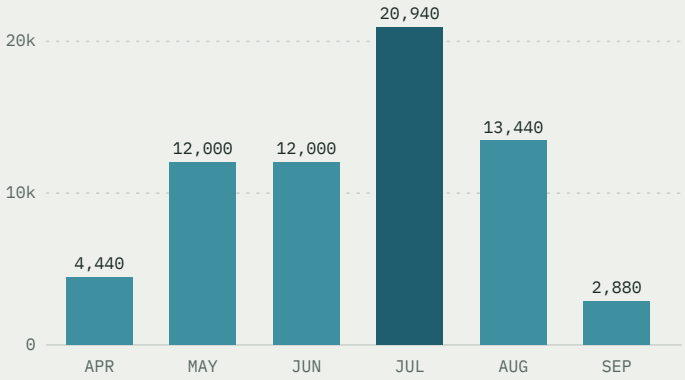
A WORKING BUSINESS

Income from the first day

Le Colonne is listed on the main booking platforms and welcomed guests through the 2026 season. The buyer can take over the listings, reviews and bookings already taken.

€65,700

Gross booking revenue, April–September 2026



LOCATION

Chianti Rufina, a short drive from Florence

Falgano is a quiet hamlet in the hills above the Sieve valley, among olive groves, vineyards and oak woods. Rufina and its station are just below; Florence and its airport are about 45 minutes by car.

Rufina	shops, station
Pontassieve	train to Florence
Florence	≈ 45 min
Florence airport	≈ 50 min
Pisa airport	≈ 1 h 40

HOW TO BUY

OUTRIGHT PURCHASE

€1,200,000

- All six units and the pool
- Furniture and equipment included
- Handed over operating, with listings

RENT TO BUY

On request

- Run the resort and keep its income from day one
- Part of each monthly payment goes towards the price
- Registered contract under Italian law

> **All the countryside, none of the farm work**
>
> The sale includes the six houses and the garden around the pool. The olive groves, woods and fields around Le Colonne belong to neighbouring owners. You enjoy the open Tuscan landscape on every side without the cost, time or paperwork of managing agricultural land.

DOCUMENTS AVAILABLE

Land registry
Rufina · Fg. 35 · P.12 Sub 500, 501, 503, 504 · P.11 Sub 1, 2

Building permit
n. 849 · 21/11/2011

Title
Court transfer decree

Plans and permits
Floor plans, SCIA, pool manuals

CONTACT

Come and see Le Colonne at Falgano

Viewings by appointment, in Italian or English.

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Information is indicative and does not form part of a contract.