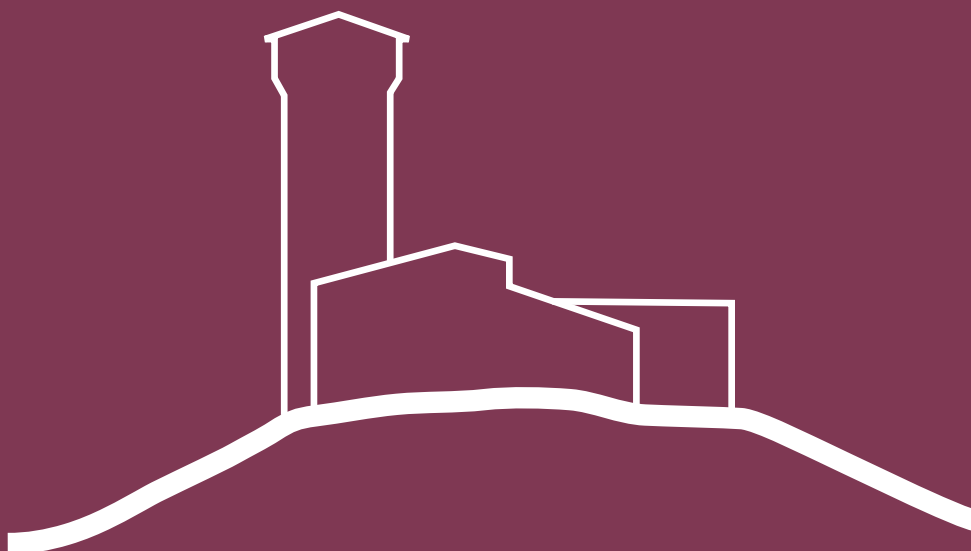


# Torre di Baroncoli

A Renaissance villa  
nestled in the Florentine hills





# Index

1. Torre di Baroncoli
2. Location
3. History
4. Property features
5. Architectural and historical significance
6. Potential developments



# 1. Torre di Baroncoli

The architectural complex known as “Torre di Baroncoli” is located in the hamlet of Baroncoli, within the municipality of Calenzano, in the province of Florence.

It was declared of significant artistic value by the Royal Superintendency of Monuments of Florence in 1913, a designation later reaffirmed by the Italian Ministry of Cultural Heritage and Activities for its artistic, historical, and structural significance.

The estate stands as one of the most important examples of a fortified villa in the Florentine countryside, particularly notable for having preserved many of its original features.

Its most distinctive aspect lies in the Renaissance transformation of a likely medieval structure. The project is attributed to the Florentine architect Baccio d’Agnolo, commissioned by Carlo de’ Ginori il Vecchio in the early 16th century, who sought to establish a prestigious and expansive residence.



Giovan Filippo Ciocchi. View of Torre di Baroncoli, plate 41  
*Libro delle Piante stabili dei Signori Marchesi Ginori*, ca. 1730



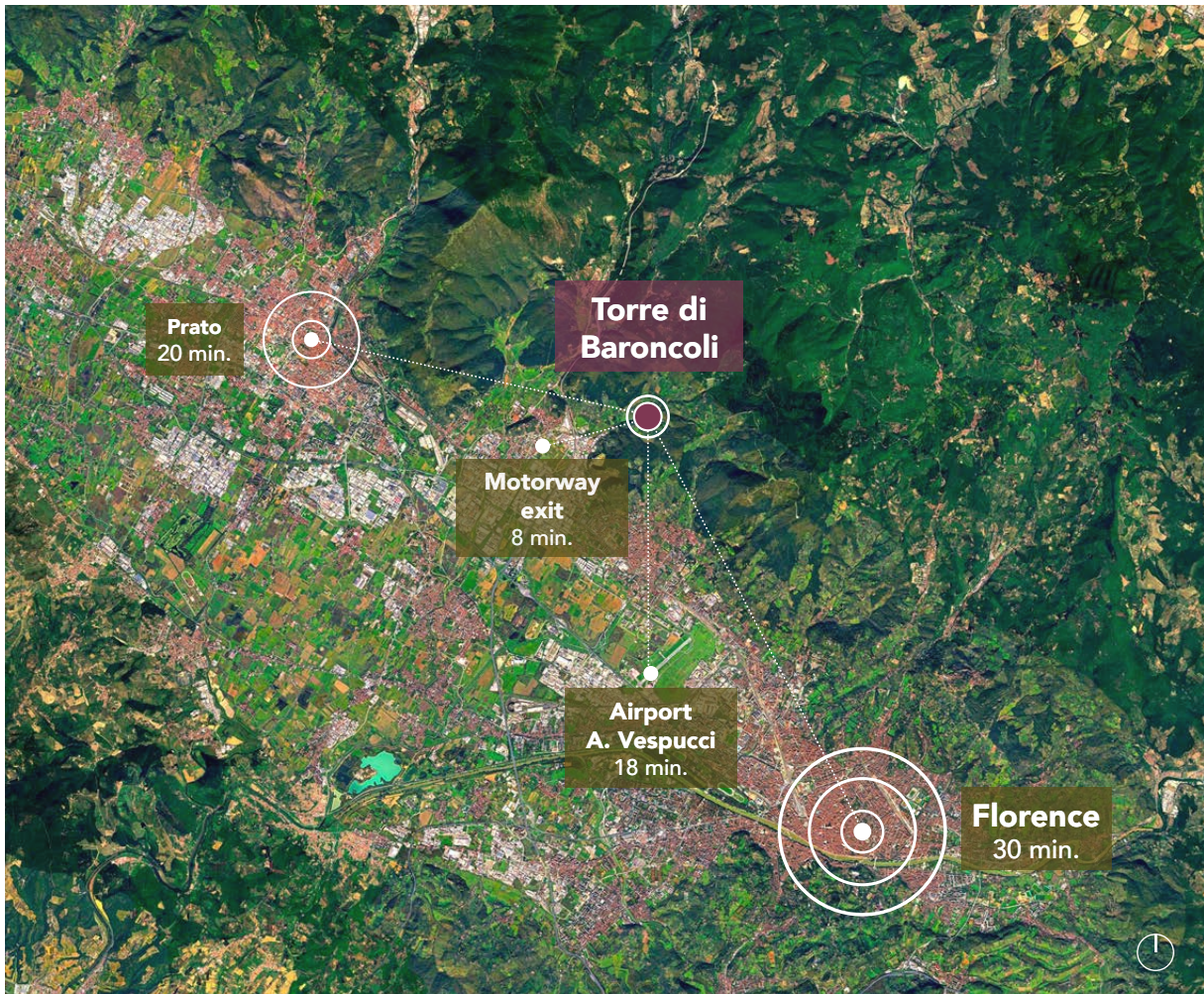
## 2. Location

Torre di Baroncoli is located in the municipality of Calenzano, in the province of Florence, on a hillside at the foot of Monte Morello, at an altitude of 222 meters.

Immersed in a quintessential Tuscan landscape, the property is surrounded by olive groves, cultivated fields, and woodlands of oak, pine, and cypress trees, with sweeping panoramic views.

Its privileged location – just 8 km from Florence's "Amerigo Vespucci" Airport and 3 km from the A1/A11 motorway junction – offers a secluded yet perfectly connected setting. The property enjoys excellent road access while maintaining a harmonious dialogue with the surrounding landscape, preserving a remarkable degree of rural and environmental integrity, especially to the south and east.





The strategic location

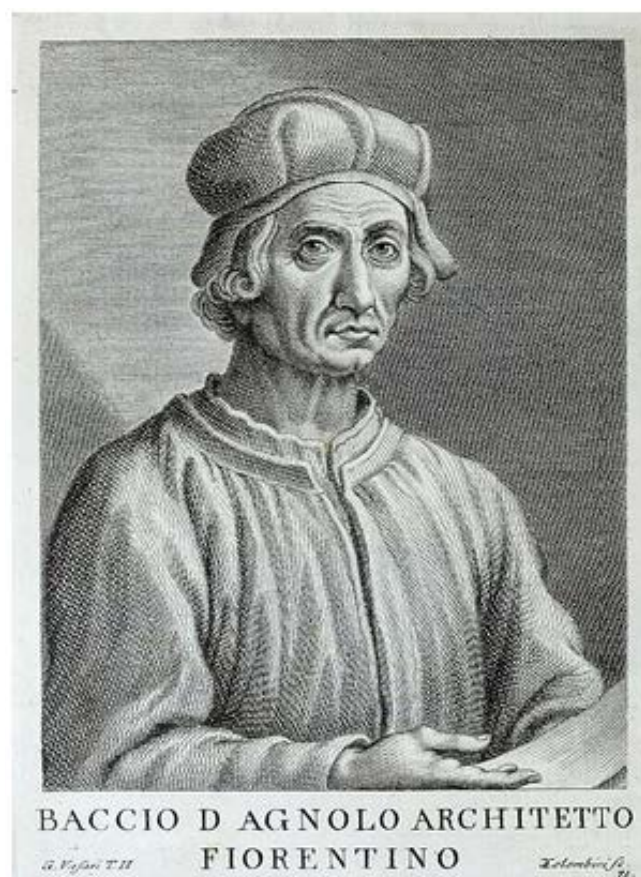


### 3. History

Torre di Baroncoli preserves a layered structure that reflects centuries of history and transformation. The original core, already documented in the 15th century, was conceived as a noble residence with a medieval layout, built in stone, brick, and *alberese* limestone using construction techniques typical of the period.

In the 16th century, under the initiative of the noble Ginori family – specifically Carlo, known as “il Vecchio” (*the Elder*), and his wife Cassandra de’ Bartolini – when he was appointed *Gonfaloniere di Giustizia* (i.e., Chief Magistrate and Standard Bearer of Justice in the Florentine Republic), the property underwent a major expansion. According to historical sources, the project was entrusted to the Florentine architect Baccio d’Agnolo. He is credited with transforming the estate into the refined Renaissance villa seen today, featuring a grand hall and a scenic loggia inspired by the principles of humanist architecture.

Carved heraldic symbols and stone decorations reflect the patron’s intent for their villa: the Tower was not constructed for military purposes, but rather as an expression of renewed aesthetic sophistication and noble prestige.

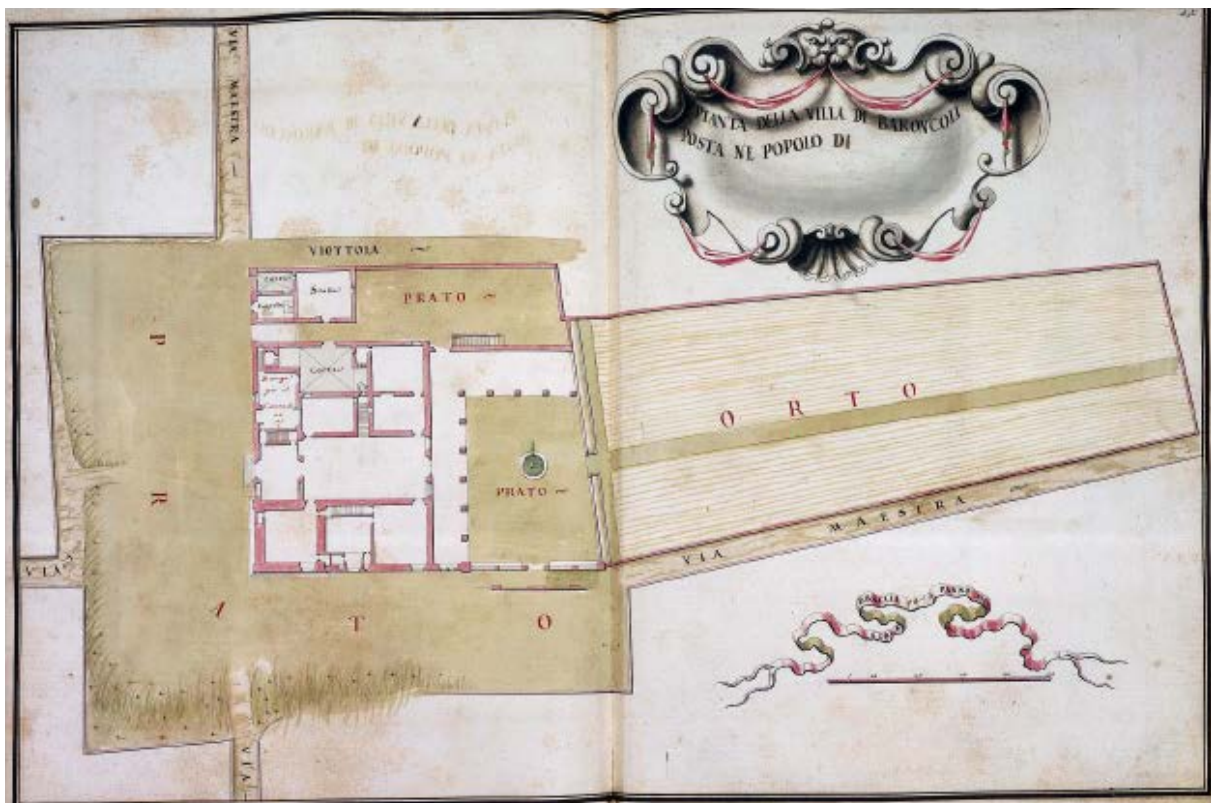


Baccio d’Agnolo (1462–1543) was one of the most prominent architects of the Florentine Renaissance. A skilled woodcarver and designer, he combined classical rigor with artisanal mastery, creating elegant and harmonious works. Among his most renowned projects are the Palazzo Bartolini Salimbeni and the initial construction of the drum of Florence Cathedral’s dome.





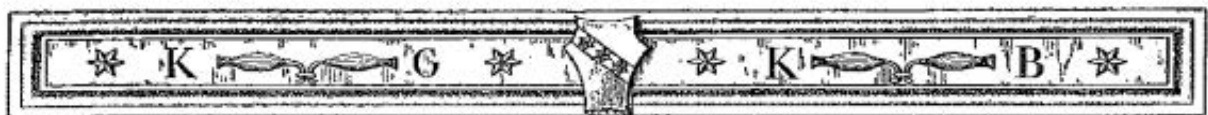
Giovan Filippo Ciocchi. Plan of the Baroncoli Estate, plate 40  
 Libro delle Piante stabili dei Signori Marchesi Ginori, ca. 1730



Giovan Filippo Ciochi. Watercolored plan of Baroncoli from the 1730 *Cabreo*

The estate later came into the possession of the Medici family, who included it among their residences during the 16th century. Between the 16th and 17th centuries, the complex underwent further modifications, including the addition of new wings, a helical staircase in *pietra serena* (now sealed off), and a small private chapel, of which the apse remnants and mural frescoes are still visible.

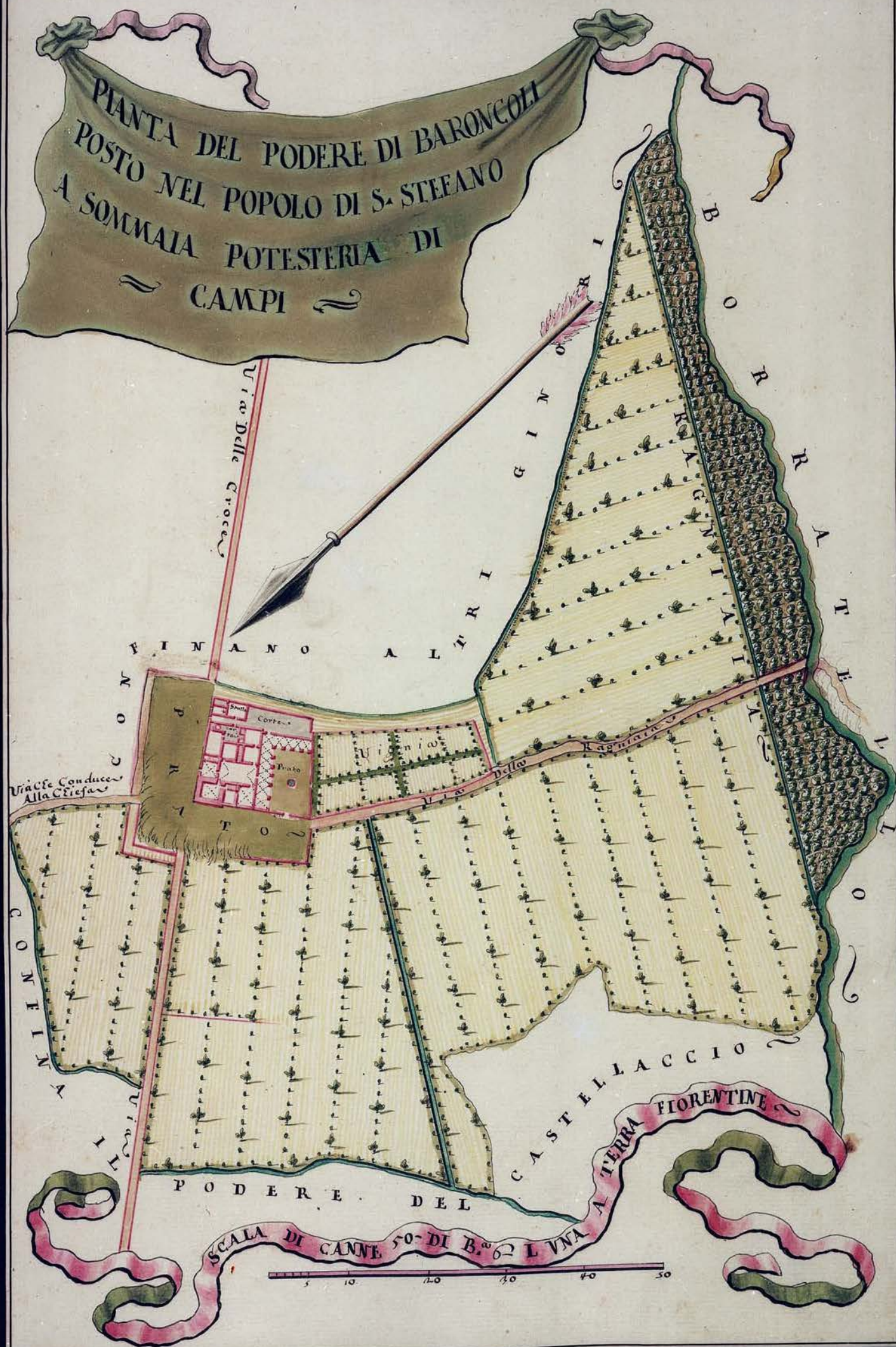
Historical documents such as the *Cabreo* by Giovan Filippo Ciochi (1730) provide valuable insights into the condition of the estate and its subsequent transformations, helping to clearly trace its architectural evolution.



Architrave of the main ground floor hall doorway, adorned with the initials and heraldic emblems of Carlo de' Ginori and Cassandra de' Bartolini.

Ginori Lisci L., *Baroncoli la dimora rurale di Carlo il Vecchio de' Ginori*, 1950





## 4. Property features

Torre di Baroncoli consists of partially inhabitable structures, many of which are in need of restoration, including an independent quadrangular tower (approximately 38 meters high) and several historic wings built between the 15th and 17th centuries. These are arranged around a central courtyard with a vaulted loggia supported by Tuscan columns, which brings cohesion and natural light to the surrounding spaces. The total built area exceeds 3,000 m<sup>2</sup> (approx. 32,300 sqft), including both gross usable surfaces and areas to be restored or reconstructed, such as the loggia and the verone on the main façade.

The complex comprises approximately 14,500 m<sup>3</sup> (approx. 512,400 cubic feet) of volumetric space, distributed among the tower, the historic structures, and shared or recoverable areas. The estate is set within a highly valuable agricultural landscape, featuring over 7.7 hectares (approx. 19 acres) of land cultivated with olive groves (approx. 1,000 olive trees), arable fields, and woodland.





Architectural complex *Torre di Baroncoli*

Approx. 3,000 m<sup>2</sup> (32,300 sq ft)

Approx. 14,500 m<sup>3</sup> (512,400 cu ft)

7.7 hectares (19 acres)

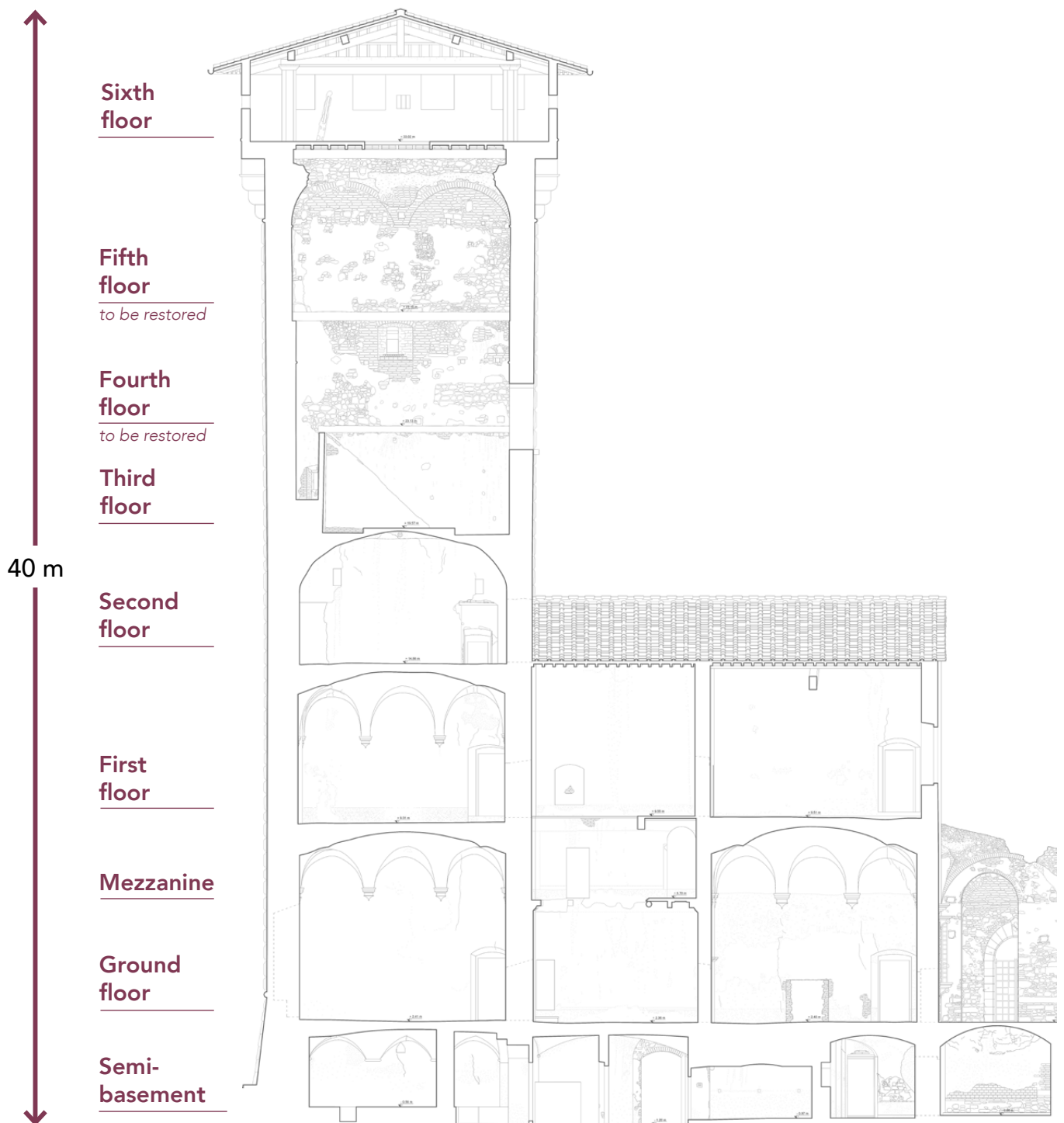
Approx. 1000 olive trees

Approx. 200 m<sup>2</sup> (2,150 sq ft) of annexes



The main body of the villa is distributed over three floors and a mezzanine: the semi-underground cellars, the ground floor, the mezzanine level, and the first floor. The eastern wing consists of only two lower-height levels.

The tower rises independently above the first floor of the main building, reaching approximately 38 meters in height, and includes a total of eight floors. Each of the tower's floors has a surface area of 85 m<sup>2</sup>, culminating in a panoramic top floor of approximately 120 m<sup>2</sup>.





Main hall on the ground floor  
referred to as *Sala grande terrena* in the inheritance inventory of Carlo de' Ginori (1527)

Torre di Baroncoli has reached us in a sufficiently intact state to clearly reveal its significance as an architectural example of Renaissance design built upon medieval foundations.

The complex displays remarkable spatial flexibility, making it suitable for a variety of potential multifunctional restoration scenarios, thanks to the presence of numerous entrances and both internal and external connecting doors.

## Semi-basement floor plan





Main hall on the ground floor  
referred to as *Sala grande terrena* in the inheritance inventory of Carlo de' Ginori (1527)





Room on the ground floor  
referred to as *Camera nuova lagrande con lanticamera terrena* in the inheritance inventory of Carlo de' Ginori (1527)

## Ground floor plan



← 29 m →





Main hall on the first floor  
referred to as *Sala grande del primo piano* in the inheritance inventory of Carlo de' Ginori (1527)

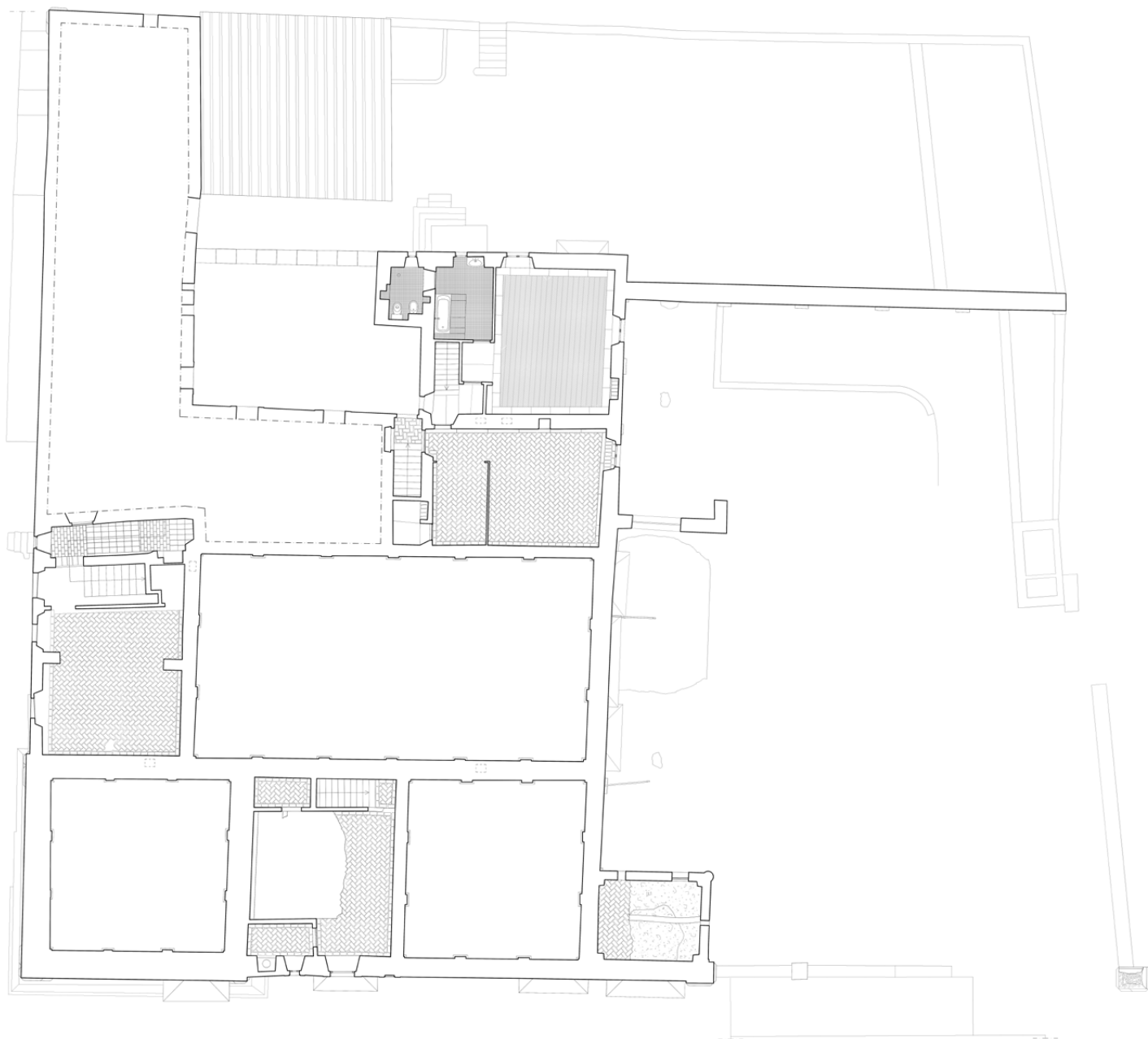




Tower room on the ground floor  
referred to as *Camera nuova della torre terrena* in the inheritance inventory of Carlo de' Ginori (1527)



## Mezzanine floor plan



← 29 m →

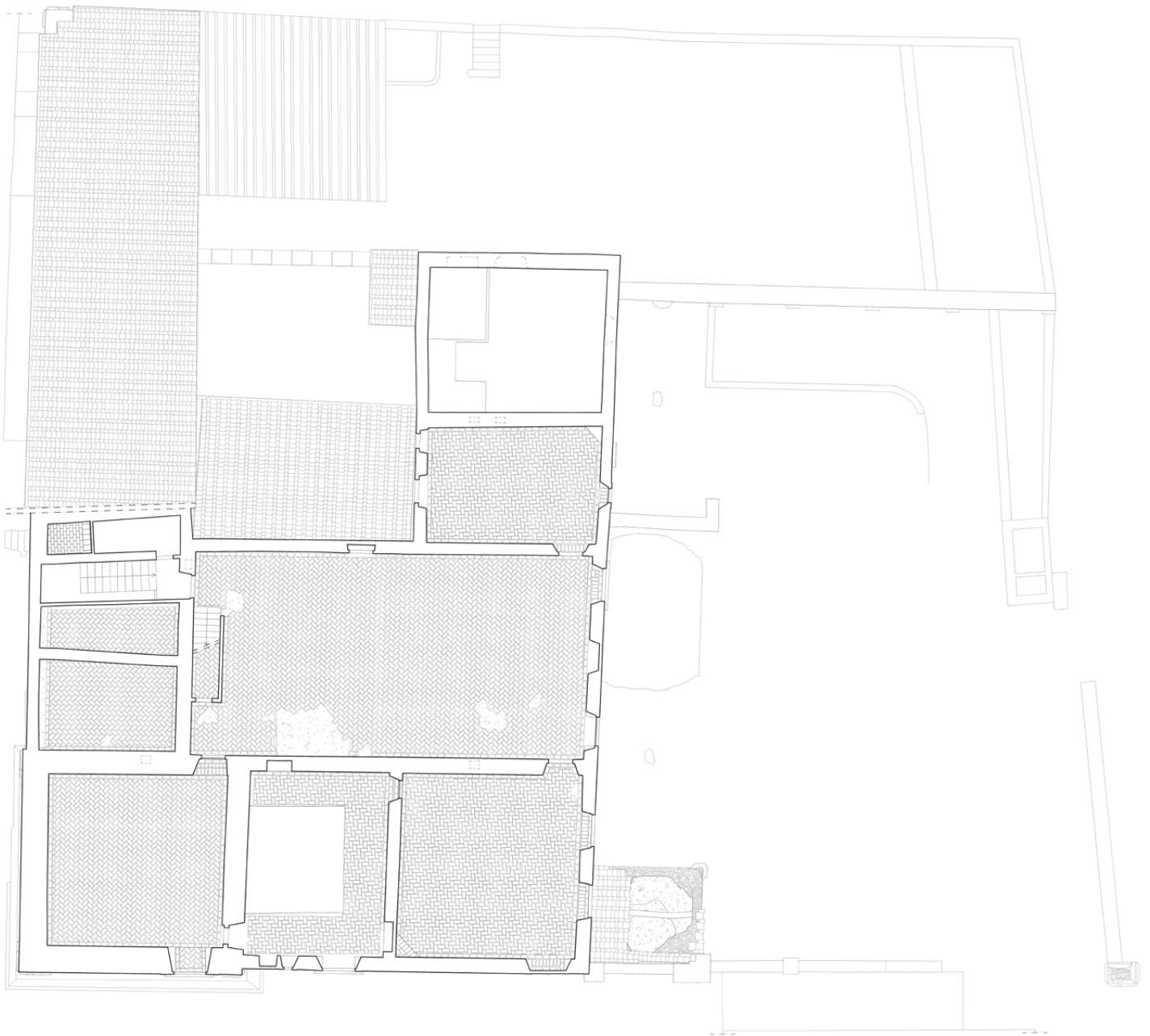




Rooms on the ground floor  
referred to as *Camera terrena in sul salotto* and *Saletta terrena* in the inheritance inventory of Carlo de' Ginori (1527)



## First floor plan



← 29 m →





Main hall on the first floor  
referred to as *Sala grande del primo piano* in the inheritance inventory of Carlo de' Ginori (1527)



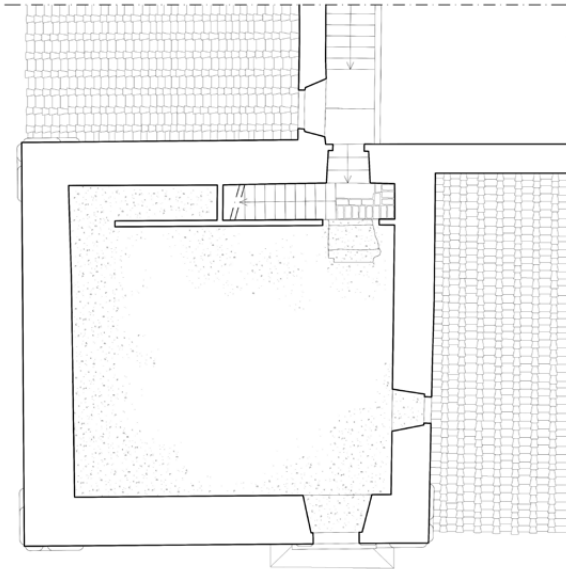
Tower room on the first floor  
referred to as *Camera della torre del primo piano* in the inheritance inventory of Carlo de' Ginori (1527)



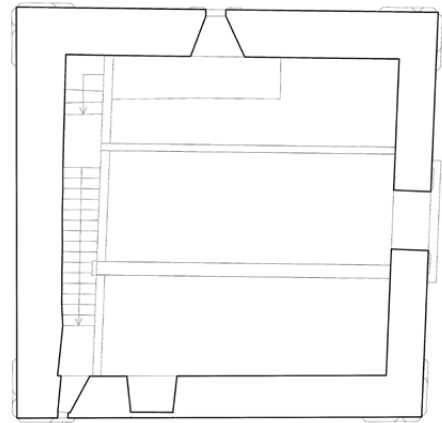


Room on the first floor  
referred to as *Camera nuova del primo piano* in the inheritance inventory of Carlo de' Ginori (1527)

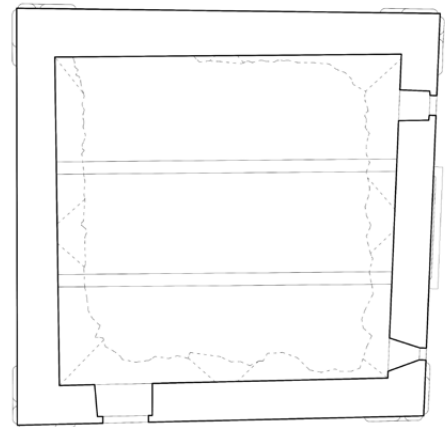
# Tower floor plans



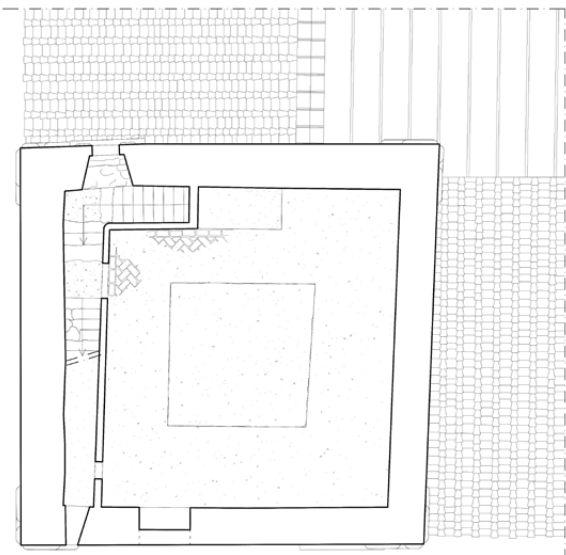
Second floor plan



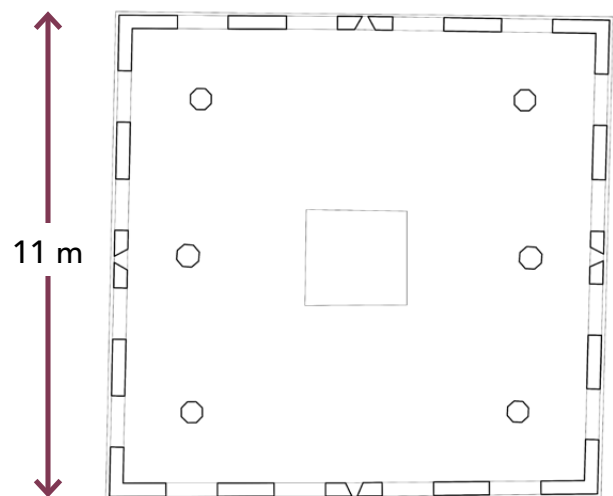
Fourth floor plan



Fifth floor plan



Third floor plan



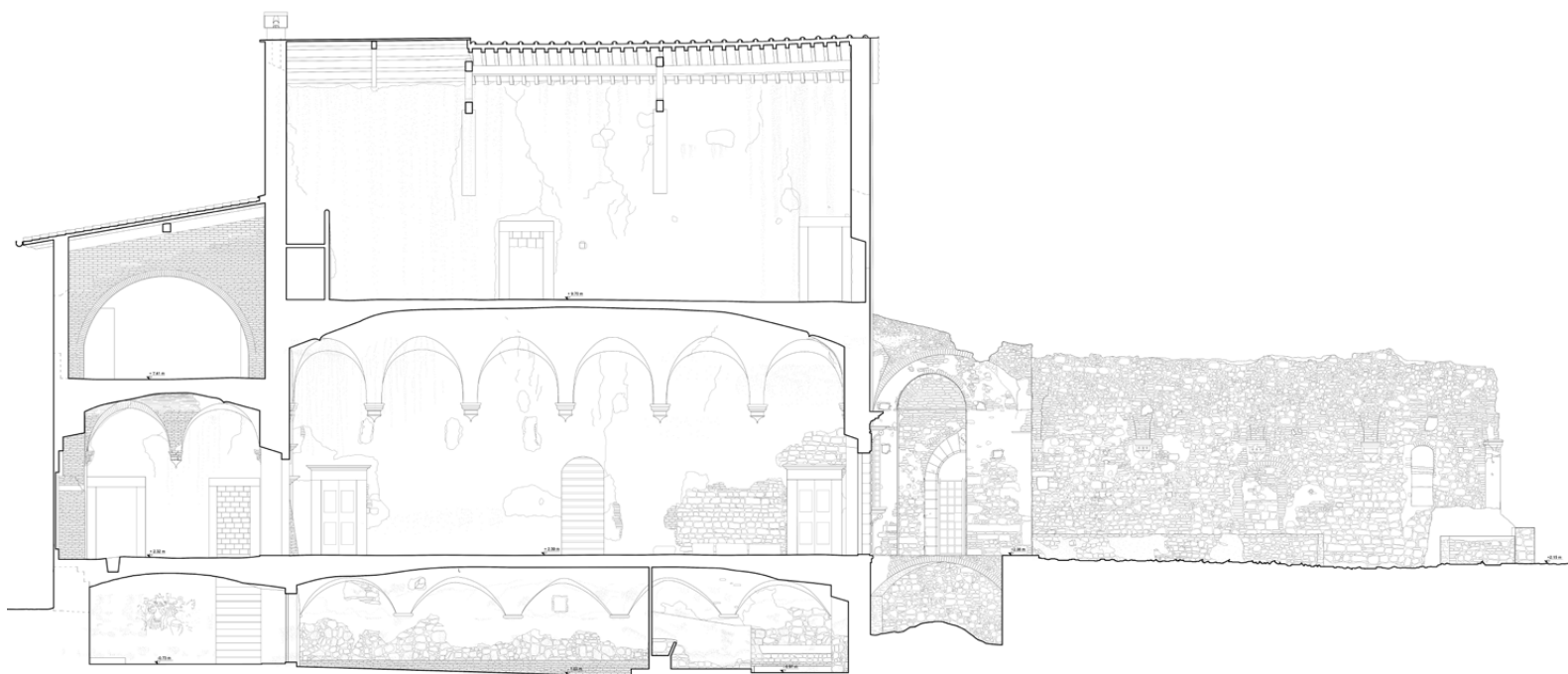
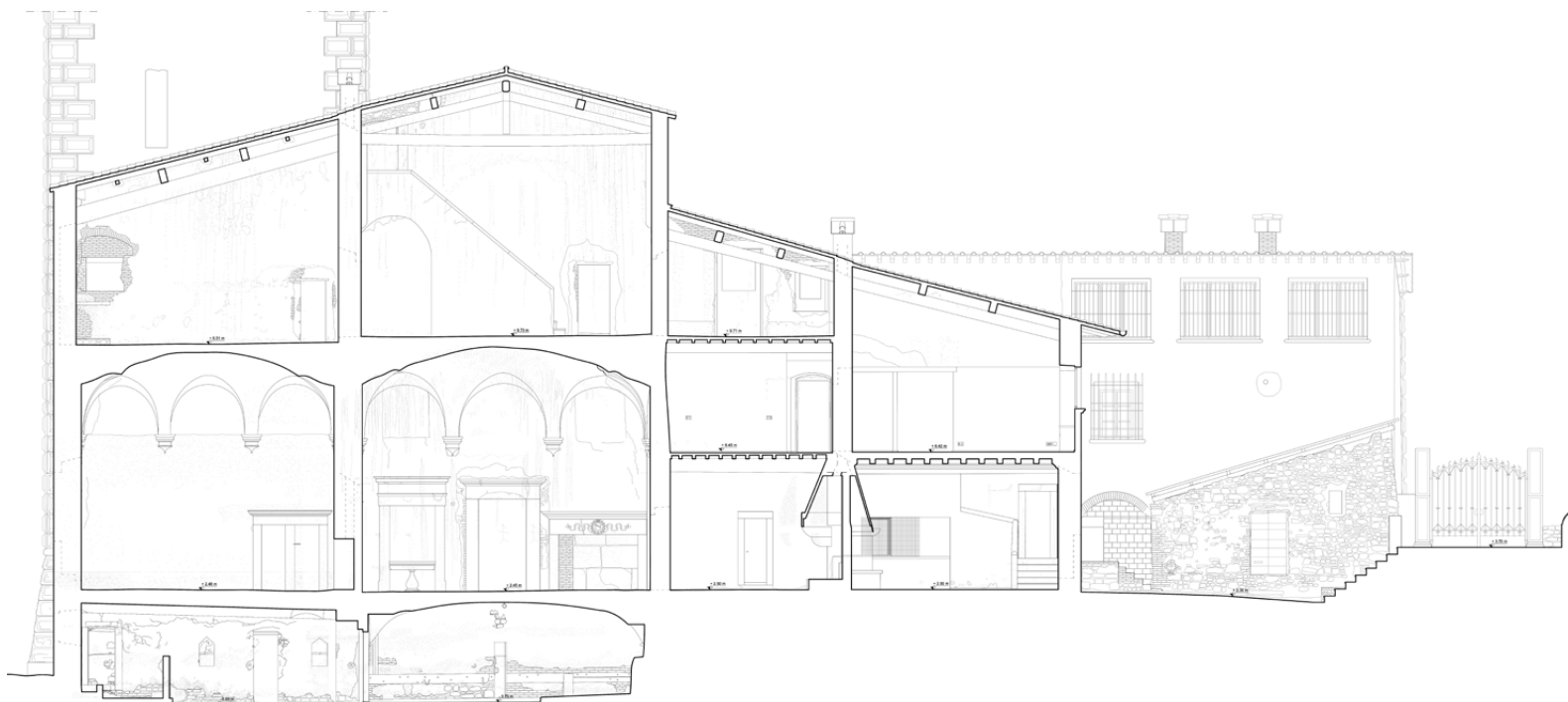
Sixth floor plan





The sixth and last floor of the tower

## Cross and Longitudinal sections



## 5. Architectural and historical significance

The layout and surviving historic materials make Torre di Baroncoli a rare example of Tuscan rural noble architecture, in constant dialogue with the surrounding landscape. The load-bearing masonry walls, over 1.20 meters thick and built with varying techniques depending on the historical phase, feature Renaissance mullioned windows, carved stone portals, *cocciopesto* plaster finishes, chestnut and oak beam ceilings, and original fireplaces.

Of particular historical and architectural value is the use of *pietra alberese*, prized for its durability and its warm, luminous tones, which give substance and harmony to the surfaces. This is complemented by *pietra serena*, used in the decorative elements.



Stone decoration featuring the Ginori coat of arms adorning the fireplace in the ground-floor hall.  
*Ginori Lisci L., Baroncoli la dimora rurale di Carlo il Vecchio de' Ginori, 1950*

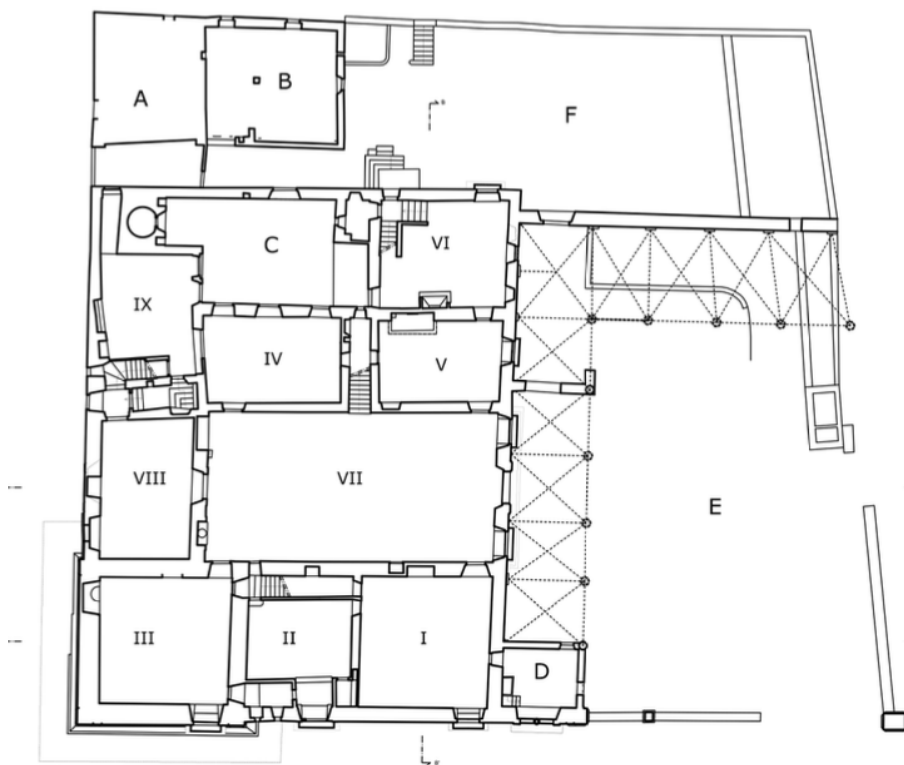


Concave corbel next to the convex one of the ground-floor Rícepto



Corbel decorated with poppy motifs of the Bartolini Salimbeni family





Room nomenclature in  
the inheritance inventory  
of Carlo de' Ginori (1527):

- I. camera nuova lagrande con  
lanticamera terrena
- II. lanticamera di detta camera
- III. camera nuova della torre terrena
- IV. camera dirimpetto alla torre
- V. camera terrena in sul salotto
- VI. saletta terrena
- VII. sala grande terrena
- VIII. ricepto terreno
- IX. cucina terrena

Zoomed-in detail from  
Giovan Filippo Ciocchi. Plan of the Baroncoli Estate, 40  
*Libro delle Piante stabili dei Signori Marchesi Ginori*, ca. 1730





Architraved bifora in *alberese* limestone, positioned at the southwest corner of the complex

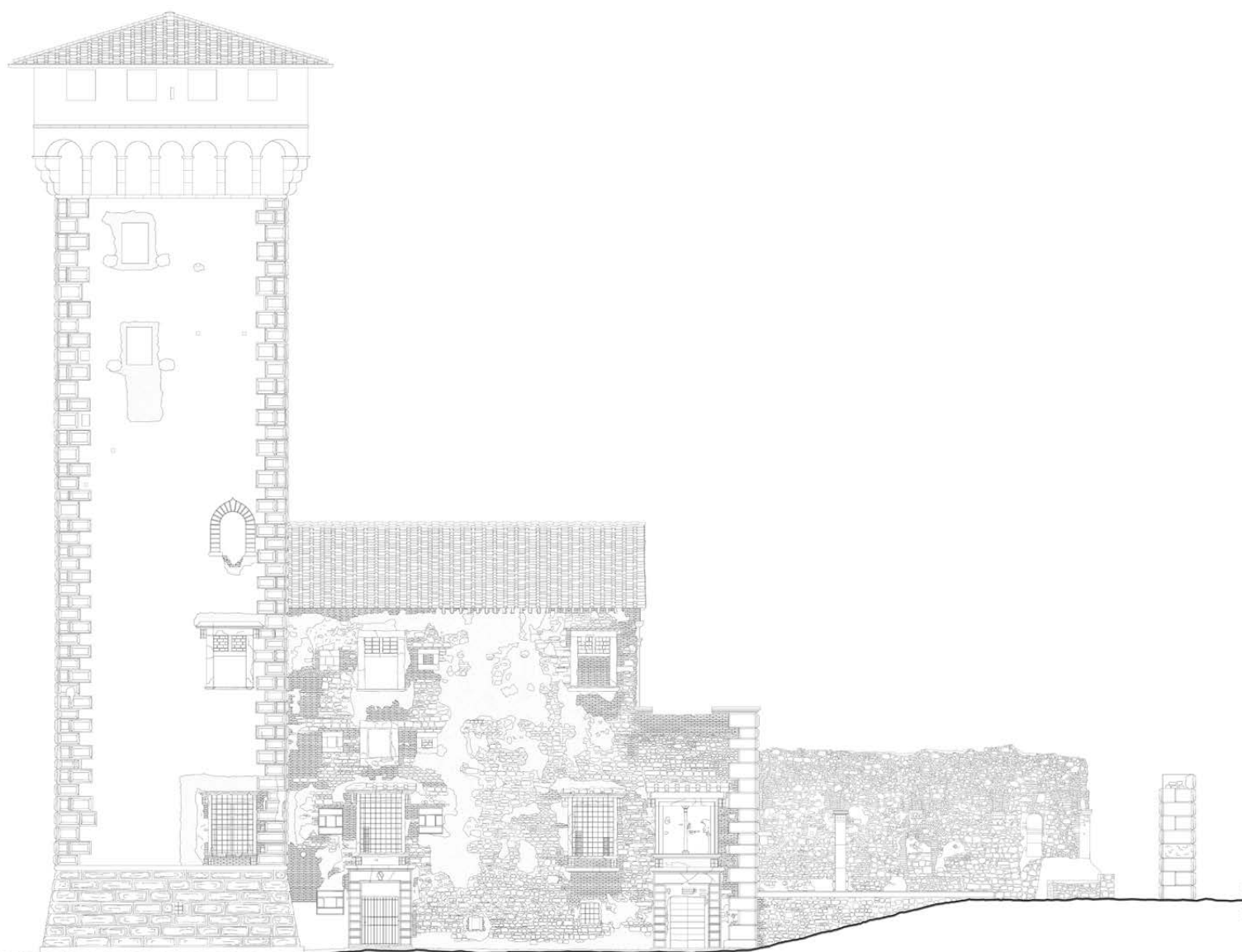


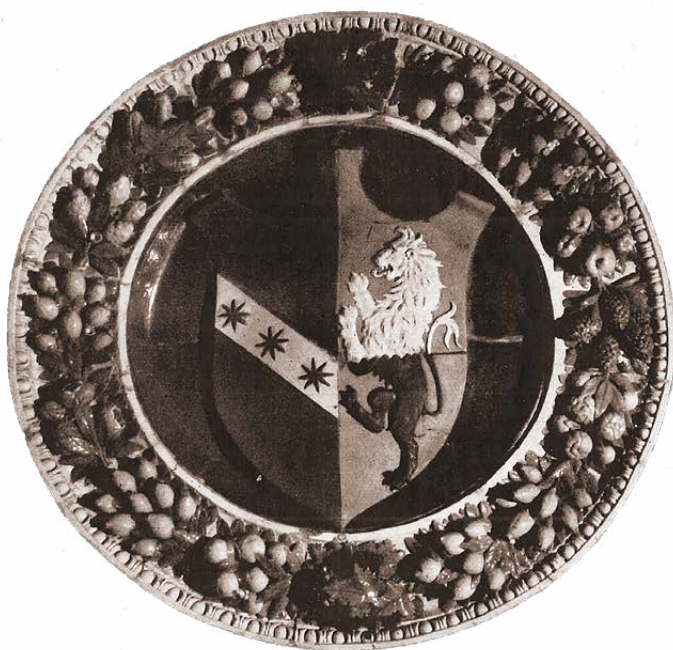




Room on the ground floor  
referred to as *Camera dirimpetto alla torre terrena* in the inheritance inventory of Carlo de' Ginori (1527)

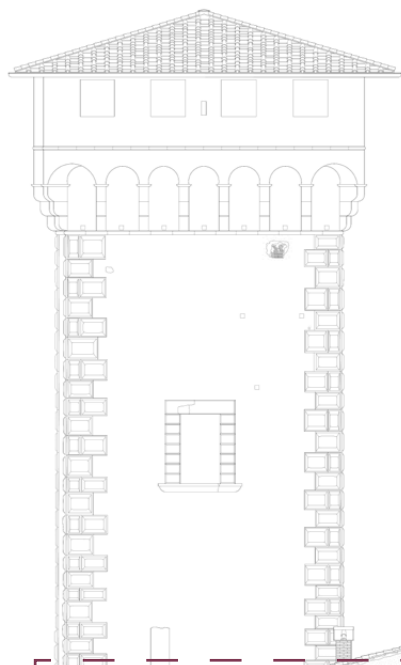
## West elevation



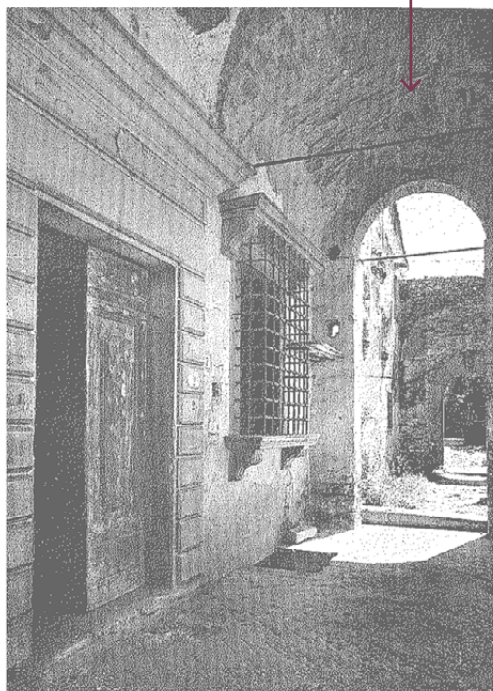
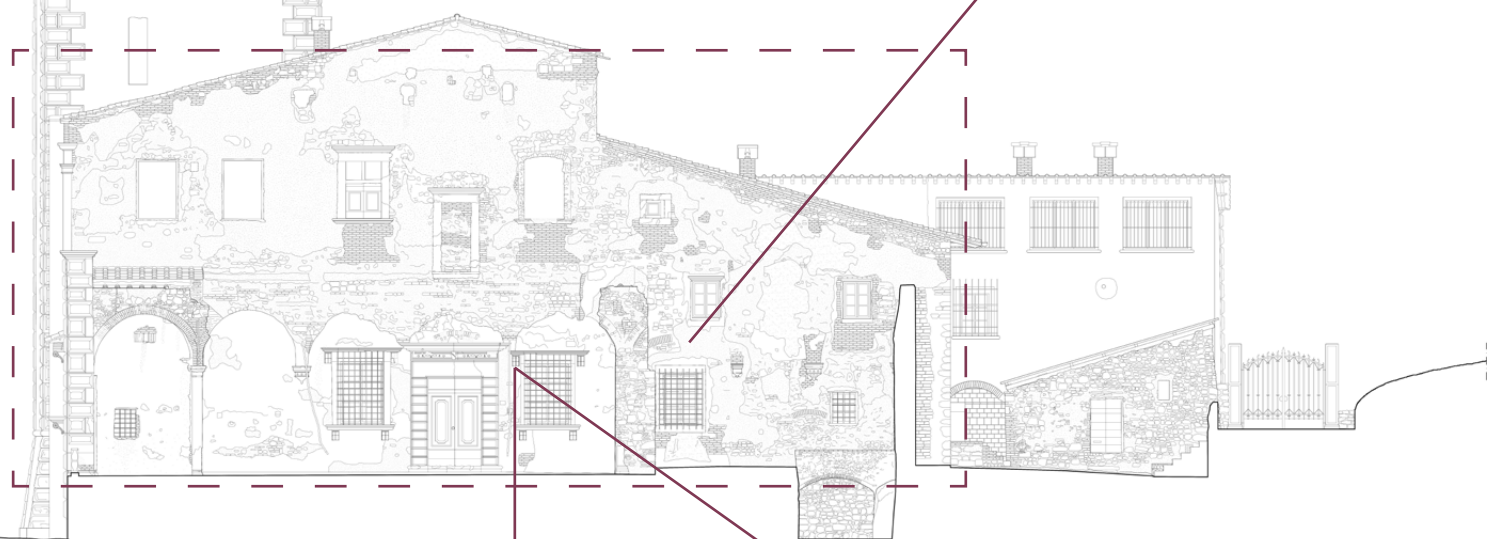
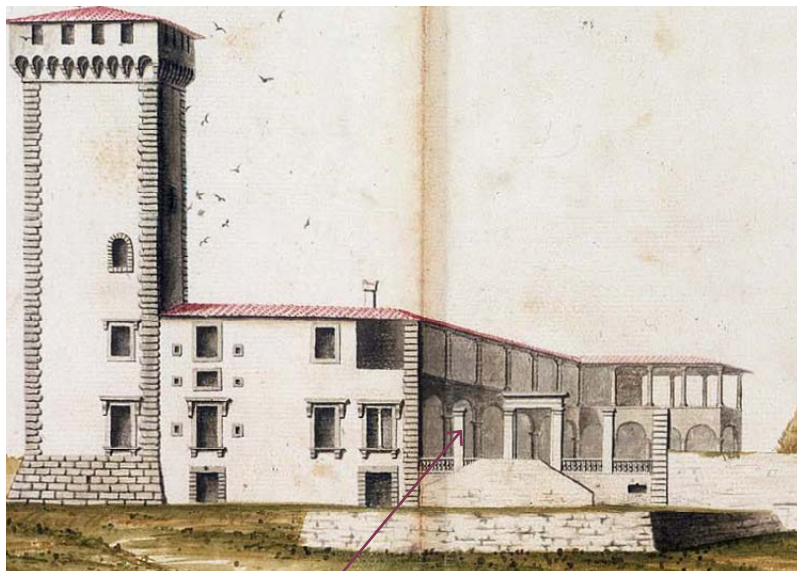


Robbian-style terracotta medallion bearing the coats of arms of Carlo de' Ginori and Cassandra de' Bartolini, formerly placed in the vault of the ground-floor hall, now housed at the Ginori Museum at the Doccia Manufactory  
*Ginori Lisci L., Cabrei in Toscana: raccolte di mappe, prospetti e vedute, 1978*

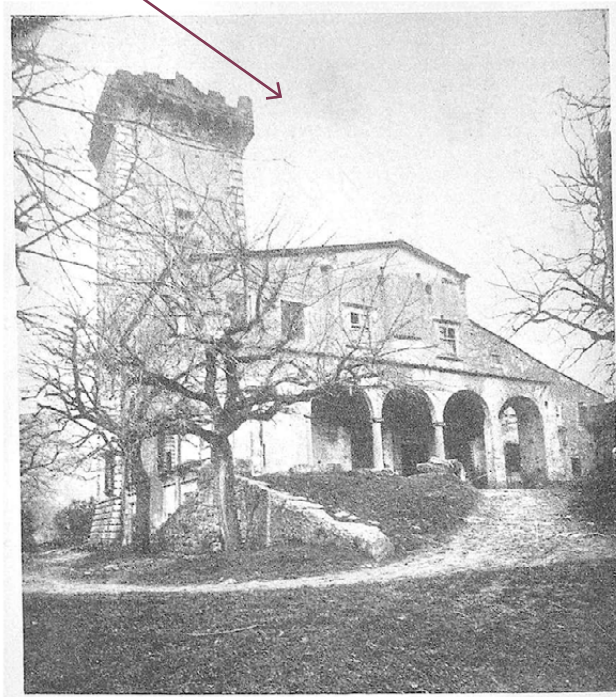




Loggia and  
overlying verone  
to be restored



Photograph beneath the pre-existing loggia.  
Ginori Lisci L., *Baroncoli la dimora rurale di Carlo  
il Vecchio de' Ginori*, 1950



Photograph of the loggia in 1960, when it was still  
partially intact on the south façade.  
Righini G., *Il Valdarno Fiorentino e la Valle del Bisenzio*, 1961





## 6. Potential developments

Thanks to the variety and articulation of its spaces, Torre di Baroncoli lends itself to multiple uses, combining flexibility and adaptability to diverse contemporary needs. The interconnections between its volumes allow for dynamic interpretations of the interiors, suited for private, cultural, or hospitality-oriented functions.

Its prestigious setting – just minutes from Florence – further enhances the potential of a place unique for both its architectural charm and its scenic value.

Alongside these qualities, the presence of extensive olive groves and agricultural land – together with the spacious semi-underground rooms – opens up possibilities for integrated production and transformation activities, complementary to the envisioned uses: from high-quality olive oil production to contemporary luxury hospitality, including, for example, the creation of glamping accommodations or similar structures.



## Luxury Boutique Hotel

The spatial layout and generous availability of surface area make it possible to envision Torre di Baroncoli as the home of a high-end hospitality facility.

The project could accommodate 24 guest rooms and over 1,500 m<sup>2</sup> (approx. 16,150 sq ft) of accessory spaces, including a panoramic restaurant, wellness center, and rooms for events and conferences.

An exclusive project capable of combining hospitality and charm in a one-of-a-kind landscape setting, just minutes from Florence.







### Next-Generation Tennis Home

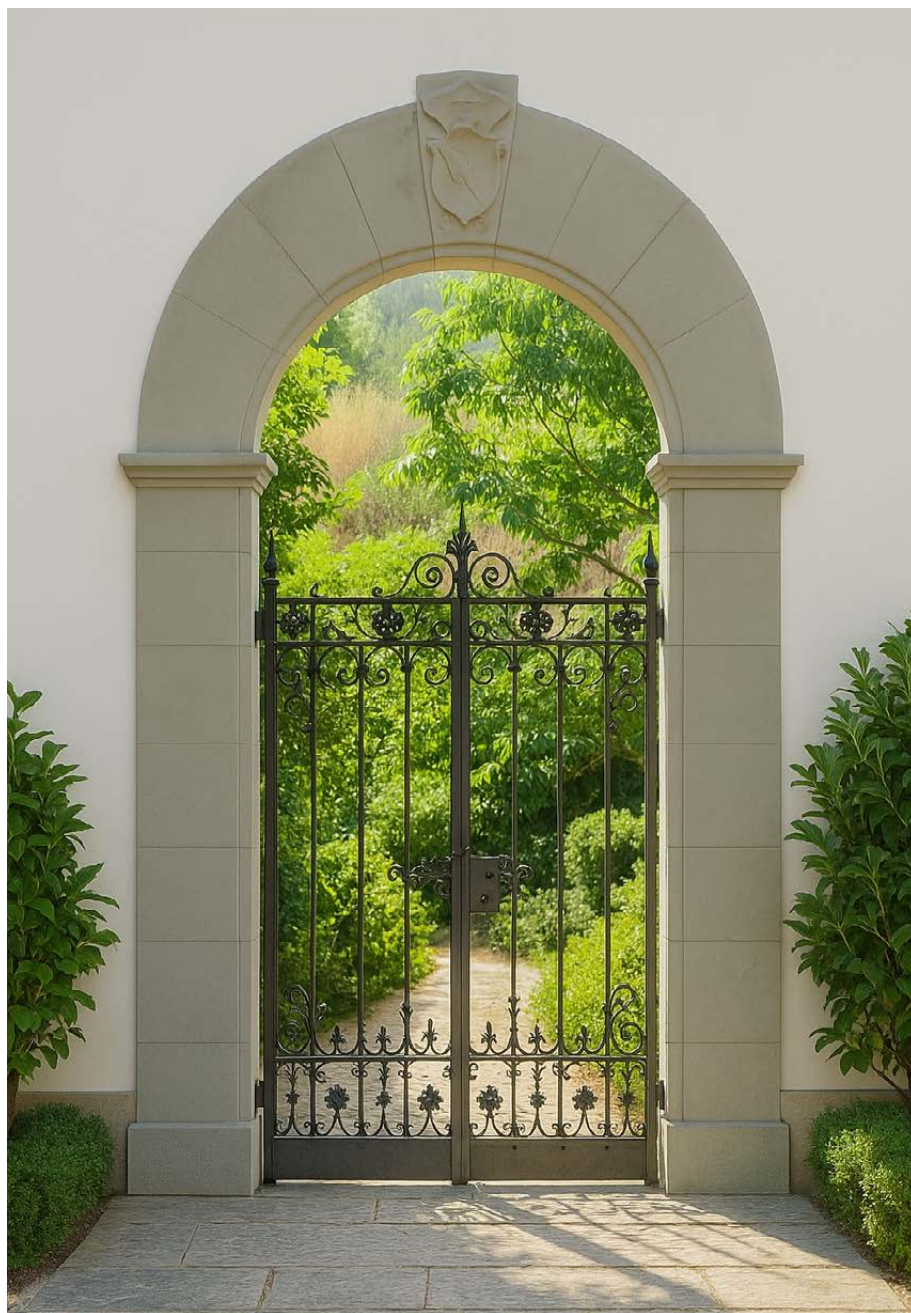
Inspired by successful international models such as Tennis Homes, Torre di Baroncoli could host luxury residences dedicated to the world of tennis and active wellness, immersed in the tranquility of the Tuscan hills.

The existing spaces, complemented by common service areas, would allow for the creation of independent apartments equipped with shared sports and wellness facilities, promoting a new lifestyle that blends nature, design, and physical activity.

### Multifunctional Hub

A third scenario envisions the transformation of the complex into a dynamic cultural center, capable of hosting events, exhibitions, artist residencies, and educational programs.

Thanks to the flexibility of the structure and the richness of its spaces, it would be possible to integrate temporary accommodations for artists, curators, and scholars alongside public-facing activities, positioning the Tower as an active node within the contemporary cultural network, open to the local area and creative experimentation.











## Luxury Retirement Residence

A further potential development involves converting Torre di Baroncoli into a luxury senior living residence, capable of combining comfort, high-quality care, and quality of life in a landscape of exceptional value.

The architectural layout of the complex allows for a mix of independent living units and shared spaces dedicated to wellness, social interaction, and care, enhanced by a historic and natural setting of rare beauty, easily accessible and close to major urban services.







## Contacts

Jacopo Naldi  
jacoponaldi89@gmail.com  
+39 333 5406224

