



VILLA SANTO STEFANO
ALLE CORTI

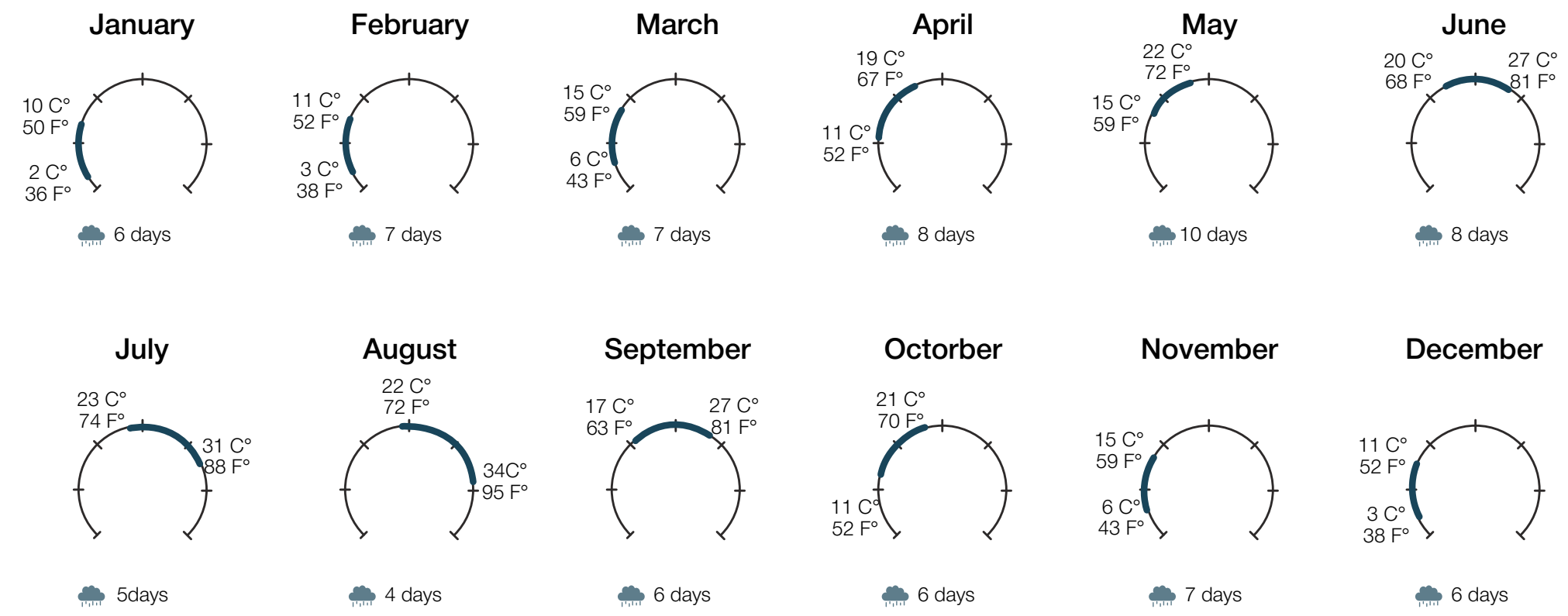
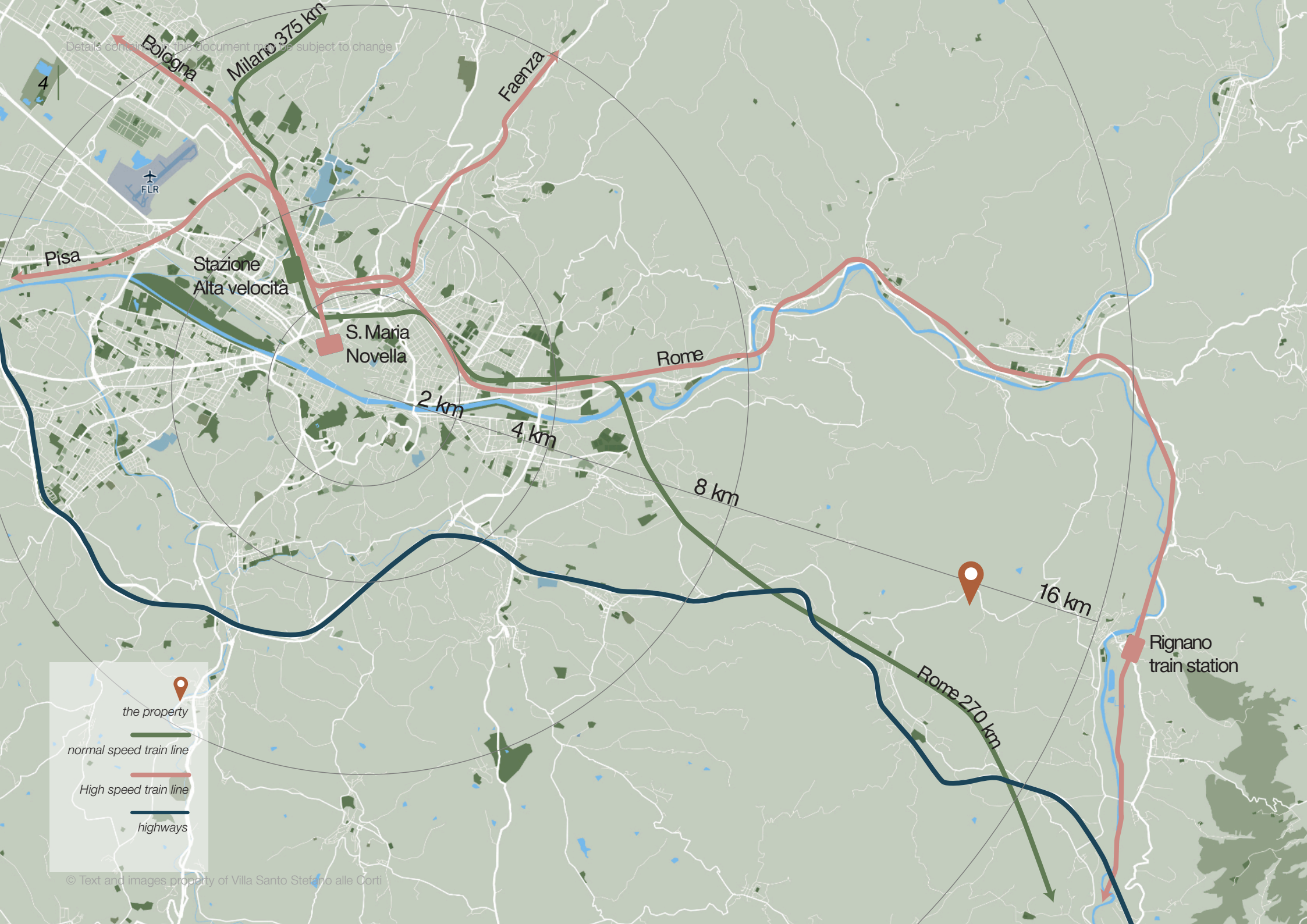
Discover our 15th-century historic property near Florence, nestled in Chianti Fiorentino. For exclusive rentals and events.

Location

The Property is situated on a prominent ridge in the upper Arno valley with spectacular views over the surrounding vineyards and wooded hillsides all protected in perpetuity by regional landscape controls. The Arno valley is one of only two in Tuscany where controls are in place to protect the landscape itself. The Property is **less than a half hour drive from the center of Florence** and is located in the municipality of Rignano Sull'Arno, part of the Diocese of Fiesole. In medieval times, Rignano and Miransù were the main parishes in the Diocese. As such, sacred architecture was an important symbol of their economic and cultural

status.Romanesque churches were built throughout the territory including the churches of San Leolino a Rignano and San Lorenzo Miransù both dating from the 11th century while the Monastery of Rosano has even older pre-Romanesque origins. Today, Rignano Sull'Arno is a typical Tuscan village surrounded by small farms and vineyards. The area is visited by local and international tourists drawn by the beauty of the Tuscan landscape, which is one of the richest and most interesting on the Italian peninsula due to the centuries of human occupation which have shaped it. Thus, the landscape in which the Property sits is part of its cultural heritage. Florence is the capital of Tuscany and the heart of the region's cultural heritage. By the mid-1400's Florence was the center of the cultural and artistic Renaissance

that would shape western civilization. The Medici Dukes of Tuscany were patrons to most of the great Renaissance architects, painters, poets, and sculptors; and the Medici Bank financed global trade as well as the military adventures and personal ambitions of courts throughout Europe. The cultural importance of Florence cannot be overstated. It is home to major museums, works of art and iconic architecture and is one of the most visited cities in the world. In addition to Florence, all the attractions of Tuscany and most of those in Umbria and Liguria are within a two-hour drive of the Property, making it an ideal base for half-day or day trips. For many, the local cuisine is another reason for choosing to stay in the Tuscan countryside. The gastronomic traditions of Tuscany derive from its agricultural roots. The focus is on high quality ingredients



simply prepared to emphasize the inherent flavors of the local produce including wines and olive oil, but also locally grown fruits, nuts, vegetables, berries, truffles, and mushrooms as well as poultry, meats, and dairy products.

Florence has a Mediterranean climate with hot summers and mild winters. The best time to visit is during spring and early summer (April to July) and fall (September to October) when the weather is mild, ranging from 15°C to 28°C (59°F to 82°F), and the city is less crowded.



South east aerial view of the property



Prospective of the complex here – seen from the south

History

Historical records from the Diocese of Fiesole indicate that a basilica style chapel existed on this site as early as 1187. By 1260, it had become a church in the parish of San Lorenzo in Miransù and by the end of the 1300s a building and bell tower had been added to the north side of the church.

In the late 1400s a major rebuilding occurred subsuming the earlier Romanesque structures into the larger early Renaissance church we see today. Internally it is a Latin cross plan with a 7-meter-high nave and transept covered by a roof supported on wooden trusses, and a small apse with two cross-vaults and an oculus

window. From the south side of the apse, a door leads to a small sacristy that connects to the rectory.

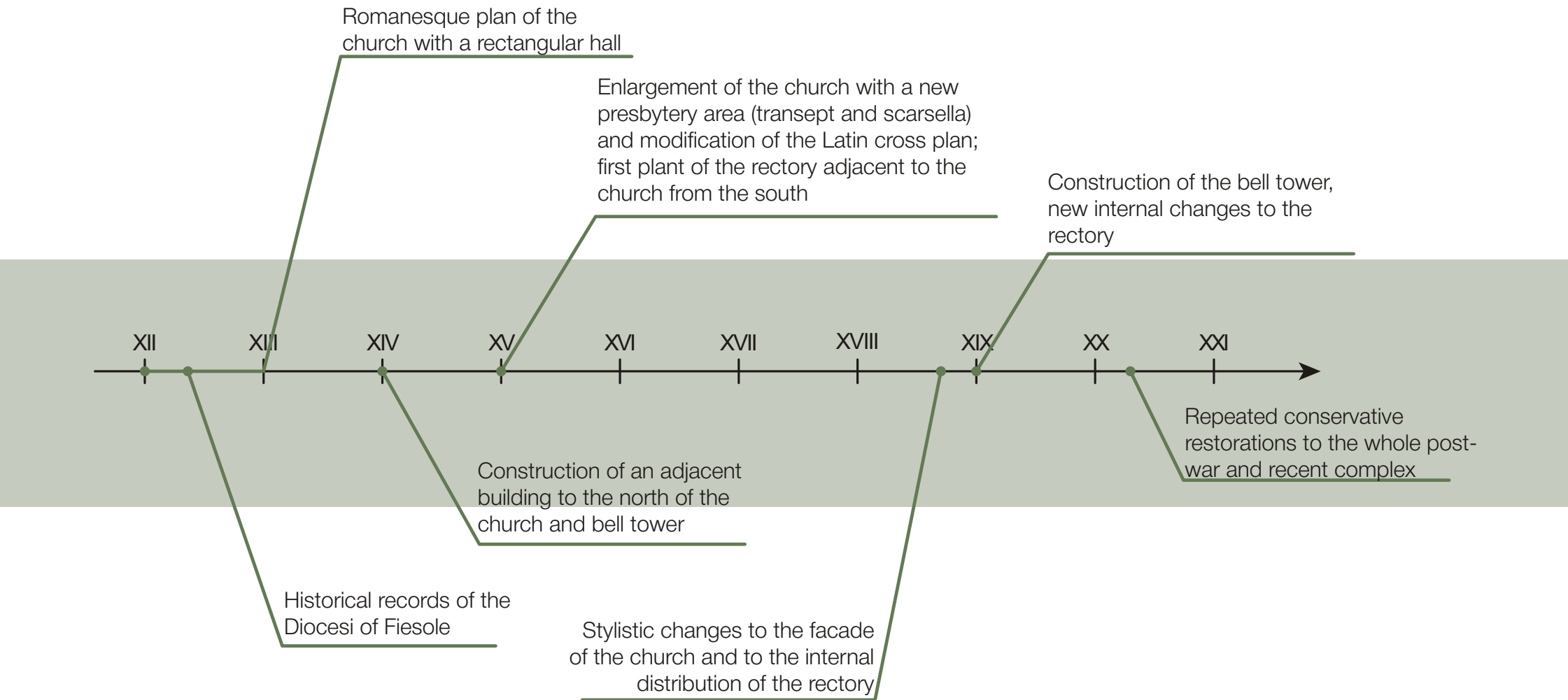
The original walls of the medieval structure remain visible on the north and west facades and are distinguish- able from later additions by the string masonry, the large, squared blocks of local Alberese stone and a buffered window with an architrave, as well as the entrance door.

The trace of the arch of the ancient doorway, clearly visible from the inside, is entirely Romanesque. The pointed arch that today dominates the entrance door appears to be late medieval, while the multi linear window above is a modification of the original oculus window completed in the last quarter of the 1700s.

The rectory also dates from the late 1400s. The original three story structure remains intact but has been

significantly enlarged over the centuries. It consisted of a kitchen/sitting room at ground level with a narrow stairway connecting to two bedrooms and a corridor above. From the corridor a wooden ladder gave access to a dovecote above.

The principal expansion of the rectory occurred in the 1700s when a two-story structure was added to the west with all rooms facing south. In 1780, a large fireplace was added and the living spaces on the ground floor and bedrooms above were ‘embellished’ with frescos. The courtyard was also formalized at this time. In 1860, the parish priest undertook another expansion adding the portico and loggia that close the courtyard on the west and adding several rooms on the east completing the complex as it exists today.



The Great Room – Living / Dining / Kitchen



Property

Access & Parking:

There are two access roads leading from the main road to the property. One is at the eastern and one at the western end of the property and both provide striking views of the Complex as you approach it. Inside the property boundaries, the two roads are connected by a private driveway through an olive grove, leading to covered and uncovered parking. There are also parking spaces in front of the main entrance to the residence accessed from the road on the west side of the property. Both the event space and the residence are wheelchair

accessible, and two of the nine bedrooms are on the ground floor to accommodate guests with mobility issues. A detailed description of the spaces as follows.

Residence – 620 m² former rectory:

- Great Room
- Living with traditional fireplace (up to 14)
- Dining (up to 14)
- Gourmet Kitchen / Bar (up to 10)
- Pantry (linked to outdoor kitchen / bar)
- Home theater (up to 12)
- 9 Bedrooms with en-suite baths that host comfortably 20 guests.
- Additional beds in rooms, raising total guests to 22
- Powder Room

- Guest Laundry
- Home theater.
- All new building systems (i.e. electrical, air-conditioning, plumbing, etc.)
- Security System.
- Multiple pieces of art are displayed in both common areas and bedrooms: including sculptures, paintings, mirrors, and antique furniture.
- An ancient water well located in the former rectory.
- XIII century deconsacrated church, extra cost rental for parties and events.

There are additional facilities, amenities and services as described below:

Spa Facilities:

- Sauna

- Hot Tub
- Gym with equipment
- Gym Terrace (for yoga, aerobics)
- Shower & Changing Room
- Dedicated Toilets

Outdoor Amenities:

- In-Ground variable depth Pool, 3.6 m x 20m
- Outdoor bar (seating for 14) / kitchen with grill / pizza oven
- The original wood-burning oven converted to pizza oven.
- vine covered pergola/loggia with ceiling fans (lounge seating and group dining)
- 215 m² open terraces
- 145 m² pool terrace
- 750 m² landscaped garden and lawn
- Olive groves
- Parking

Guest Services:

- Greeting / check in on arrival - orientation to property by English speaking concierge.
- Welcome dinner on evening of arrival (preordered fixed menu - delivered but self-served).

- Daily Breakfast
- Pantry stocked with basic groceries and sundry items.
- Cleaning before / after each visit.
- Linen change (every 3 days).
- Pool & garden maintenance.
- Maid / light cleaning services every morning (supplemental charge for additional services such as personal laundry or extra cleaning).
- Telephone consultation with concierge to answer questions - up to **2 hours included** with additional time to be billed.

Extra Services – to reserve at least 10 days before arrival

Food and wine - Wine delivered

- Chef or catering in villa
- Cooking classes -Wine and cheese tasting
- Aperitivo/Cocktail experience
- Pizza class
- Olive oil tasting
- Truffle hunting, if in season
- Visit to an organic pecorino cheese farm
- Wellness/Beauty
- Yoga lesson

- Pilates lesson
- Massage
- Hair dresser
- Makeup artist

Other Extra Services

- Airport transfers/driver
- Tours
- Museum tickets
- Nanny



Kitchen – with 15th century kitchen fireplace



Living room with 18th century fireplace



1 of 5 bedrooms with king size beds



1 of 4 bedrooms with king size or single beds



Front lawn set up for event



Swimming pool

Events

Imagine celebrating your wedding or event in **unique location in Tuscany, near Florence. Villa Santo Stefano alle Corti** awaits you in the heart of the region’s rolling hills, offering a perfect blend of historical charm and modern elegance. This extraordinary venue features a beautifully restored **deconsecrated church**, now transformed into a stunning space for unforgettable celebrations. The former church, with its soaring ceilings and intricate frescoes, serves as a dramatic and romantic setting for ceremonies, receptions, or lively evening parties.

Surrounding the venue, an **extensive garden** unfolds with lush Mediterranean plants, and romantic pathways. The garden is ideal for outdoor ceremonies

or cocktail hours beneath the Tuscan sun. A calm **pool area** provides a relaxing retreat and can be illuminated at night to create a magical backdrop for photographs or informal gatherings.

As the day progresses, guests can enjoy an **aperitif on the elegant terrace**, which offers breathtaking views of the Tuscan countryside. Finally, the festivities culminate with an alfresco **dinner under the stars**, where guests dine on gourmet cuisine at long tables adorned with candles and florals, perfectly capturing the essence of the dolce vita. This one-of-a-kind Tuscan wedding venue combines centuries-old architecture, timeless scenery, and luxurious modern amenities, making it the perfect place for a fairy tale wedding.

1. Wedding and Dining Configurations

The church can accommodate various wedding party and dining arrangements. Below are the three main

layouts:

1.1 Round Table Layout

- Capacity: Seating for approx. 84-88 guests.
- Setup: 11 round tables seating 8 each, plus optional on-stage seating for 2-14 guests.
- Notes: This setup creates an intimate and elegant environment for celebrations.

1.2 Rectangular Table Layout

- Capacity: Seating for 80 guests.
- Setup: 10 rectangular tables seating 8 each, plus optional on-stage seating for 2-14 guests.
- Notes: This arrangement maximizes efficiency while maintaining a stylish presentation.

1.3 Long Table Layout

- Capacity: Seating for approx. 100 guests.

- Setup: 4 long tables seating 16 each and 4 tables seating 14 each, plus optional on-stage seating for 2-14 guests.
- Notes: Ideal for larger gatherings, this arrangement emphasizes a communal dining atmosphere.

The church space can also be left empty and used as a dancing room for an after dinner party.

2. Conference Configurations

The church is an excellent venue for hosting conferences, offering a professional yet unique atmosphere. Below are the two primary options:

2.1 Conference Seating with Tables

- Capacity: Seating for 86 attendees.
- Setup: Narrow tables arranged facing the stage, with a head table and screen for presentations.
- Use Case: Ideal for corporate meetings, workshops, or lectures requiring note-taking or meals.

2.2 Conference Seating without Tables

- Capacity: Seating for 106 attendees.
- Setup: Rows of chairs facing the stage/screen and head table.
- Use Case: Suitable for lectures, panel discussions, or musical performances.

3. Open Space for Art Shows or Exhibitions

The church can also be transformed into a stunning venue for art shows, exhibitions, or cocktail-style events. Below is an example configuration:



Church with round table layout

- Setup: Open space with optional lounge-style seating in the center.
- Use Case: Perfect for art galleries, networking events, or product showcases.

Notes: This configuration highlights the property's elegance and versatility. Perfect for galleries, networking events, or product showcases, leaving people ample floor space for the exhibits.

4. Swimming pool area

The pool area can accommodate as well various wedding party and dining arrangements. Below are the two main layouts:

4.1 Round Table Layout

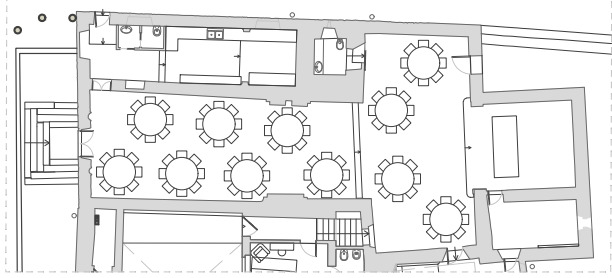
- Capacity: Seating for 128 guests.
- Setup: 16 rectangular round seating 8 each
- Notes: This setup creates an intimate and elegant environment for celebrations

4.2 Rectangular Table Layout

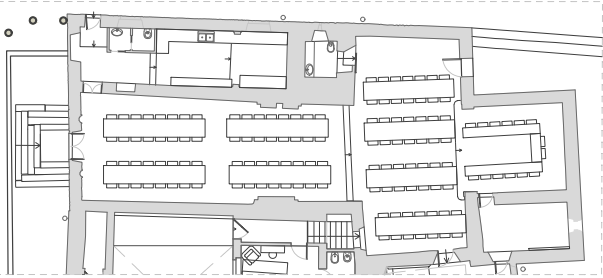
- Capacity: Seating for approx. 136 guests.
- Setup: 17 rectangular tables seating 8 each
- Notes: This arrangement maximizes efficiency while maintaining a stylish presentation.

4.3 Long Table Layout

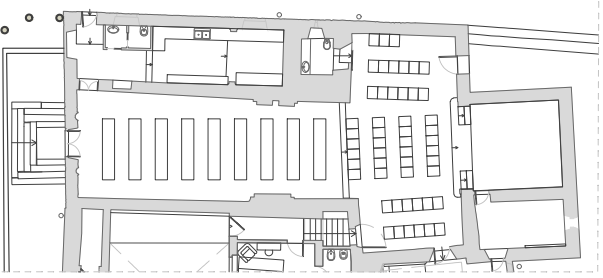
- Capacity: Seating for approx. 120 guests.
- Setup: 4 long rectangular tables seating 20-40 each
- Notes: This arrangement is ideal for a sumptuous banquet.



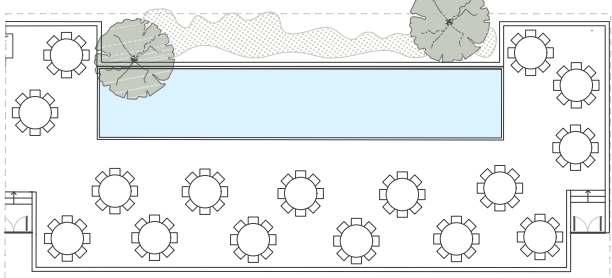
1.1 Round Table Layout



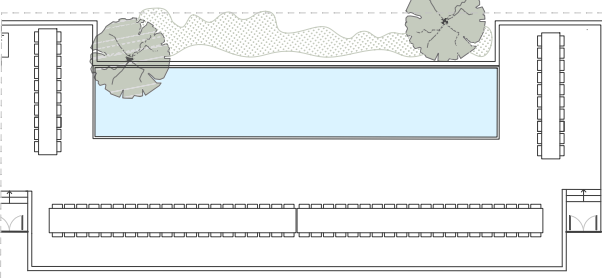
1.3 Long Table Layout



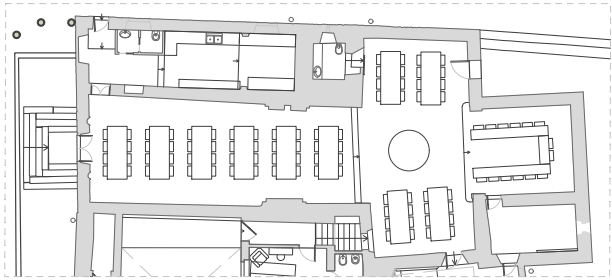
2.2 Conference Seating without Tables



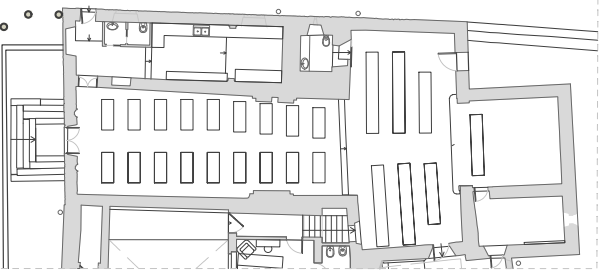
4.1 Round Table Layout



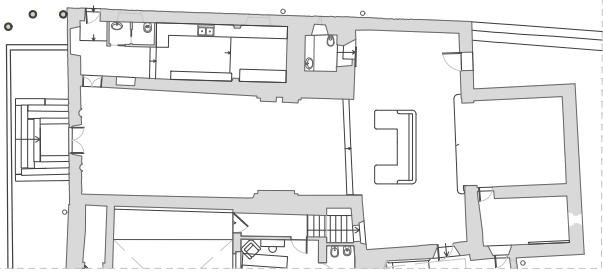
4.3 Long Table Layout



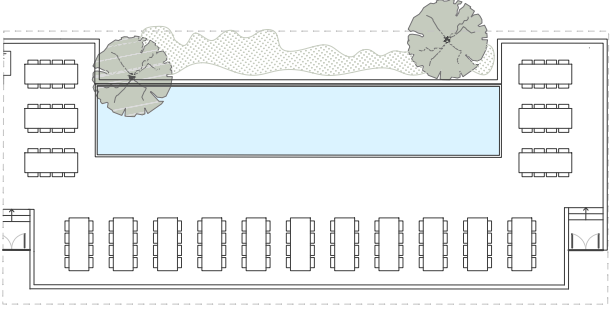
1.2 Rectangular Table Layout



2.1 Conference Seating with Table



3.1 Lounge Style Setup



4.2 Rectangular Table Layout



4.3 Long Table Layout

Upper terrace



Swimming pool area with rectangular table setup



Fees

Below you will find a detailed pricing list for the rental of our luxurious villa and the historic former Church of Santo Stefano building, along with information on additional services available to enhance your stay. Whether you're planning a week-long retreat, a single event, or an unforgettable wedding celebration, our unique spaces offer the perfect setting to create lasting memories (Prices apply to the 2026 season). All prices include VAT.

Venue Rental

- Rental of the Villa for a Week*:
 - Low Season (November - February) € 38,500.00

- Mid Season (March & October) € 42,500.00
- High Season (April - August) € 46,500.00
- Rental of the Church per Event: € 2,000.00 per single day event (6 hour event)
- Rental of Villa and Church as Wedding Venue:
 - €50,000.00 for a 3-day stay (per each additional night see nightly rates below, 5 days maximum stay)**

- * The Villa hosts 22 people. The Villa can host up to 22 pax, with an extra € 1,500.00 charged per each additional guest per stay. The villa can also be rented on a night basis at the following rates:
 - Low Season (November - February) € 7,380.00
 - Mid Season (March & October) € 8,150.00
 - High Season (April - August) € 8,920.00

** The Rental of the villa as a wedding venue includes the overnight costs for guests staying at the estate, the church with all its amenities, the gardens and the pool area, which can be all set up for different sections of the event.

Additional Costs

- Extra Laundry Service for Towels and Linens: €110 per day
- Extra Time for Cleaning Staff: €40 per hour
- Grocery Delivery Service: To be determined (TBD)
- Sojourn Tax: €6 per person, per day (for each adult above 16 years of age)

For any further inquired please contact us at the following email address.

villasantostefanoallecorti@gmail.com