



Rif. 0180



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

Tuscany Florence Properties for Sale in Florence with breathtaking views



DESCRIPTION

Exclusive home in Italy in the wonderful florentine hills and with a breathtaking panoramic view of the Florence Cathedral, divided into two apartments inside a luxury villa that is completely wall painted and surrounded by a garden of 700 m2 that, in turn, is included in 1,2 hectares parkland with carparks and agricultural areas.

The first apartment is situated on the mezzanine and has a surface of 270 m2. It consists in a wide wall painted living room, a kitchenette, a dining room, two bedrooms, two bathrooms and a loft with a bedroom and a bathroom.

In the basement there is an atelier of 60 m2 with an independent entry.

The second apartment is on two levels for a total surface of 120 m2 and it is occupied by a living room enriched with wall paintings, two bedrooms, two bathrooms, a kitchen, in addition to some other areas completing the real estate.

In the garden there's a greenhouse and a carriage house.

TECHNICAL DETAILS

LOCATION

Bagno a Ripoli was founded probably as Etruscan village under the name of Marm and in the III Century it became an important commercial site. Later on the village was called Quarto, because it was far 4 miles from Florence. Recently in Bagno a Ripoli, the remains of Roman Villas and the thermal baths were discovered, so that it took the present name.

The place name Ripulae is referred to the hydraulic works made for defending from the flood of Arno River. In the XIII Century Bagno a Ripoli was the head quarter of the Ripoli Association, one of the 72 federations of communities in which Florence was subdivided. The association was composed by several villages located from Arno River to San Donato in Collina. The economy of the territory was always based on the agriculture and when Bagno a Ripoli was extended to the right bank of Arno River, it was considered as a model of agricultural management.

Repetti, in its "Geographical physical historical Dictionary of Tuscany" (1833) defined Bagno a Ripoli as "... the garden of Florence... more delightful, the most rich in fruits, the village with the higher number of villas...". In 1774 the territorial surface of Bagno a Ripoli was reduced and in the following century it lost also the part on the other side of Arno and in 1900 the commune got the present borders.

Interiors surface: 390 m2

Exteriors surface: 1,2 he

Apartment 1: 270 m2

bedrooms: 3

bathrooms: 3

kitchen: 1

dining room: 1

living room: 1

Apartment 2: 120 m2

bedrooms: 2

bathrooms: 2

kitchen: 1

living room: 1

plus other rooms and technical areas: 4

parkland: 1,2 he

Florence km 3 – Pisa km 90 – Lucca km 83 – Montecatini Terme km 52 – Circolo Golf dell'Ugolino km 2 – Grotta Giusti Terme e hotel km 52 – Florence airport km 13 – Highway exit: north Florence exit km 11.

Rif.: 0180

Price: On Application



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

PROPERTY PHOTOS



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

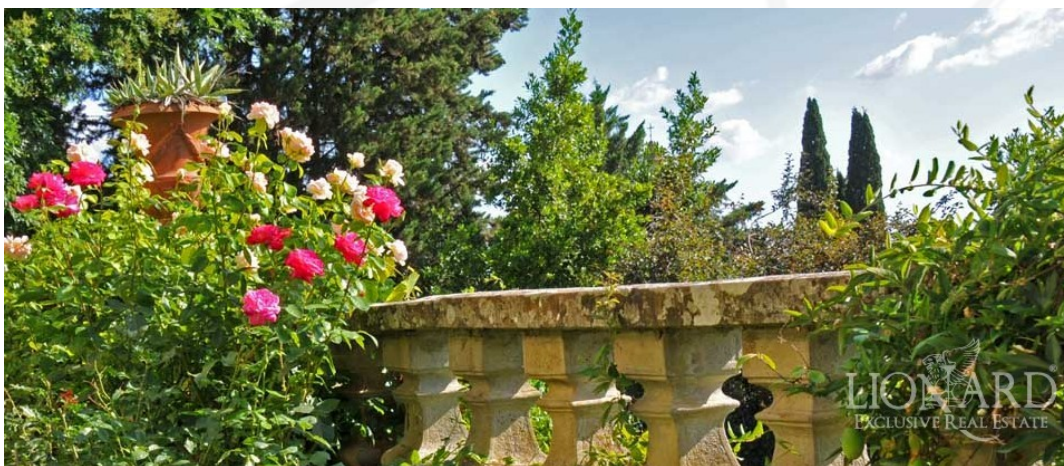


Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

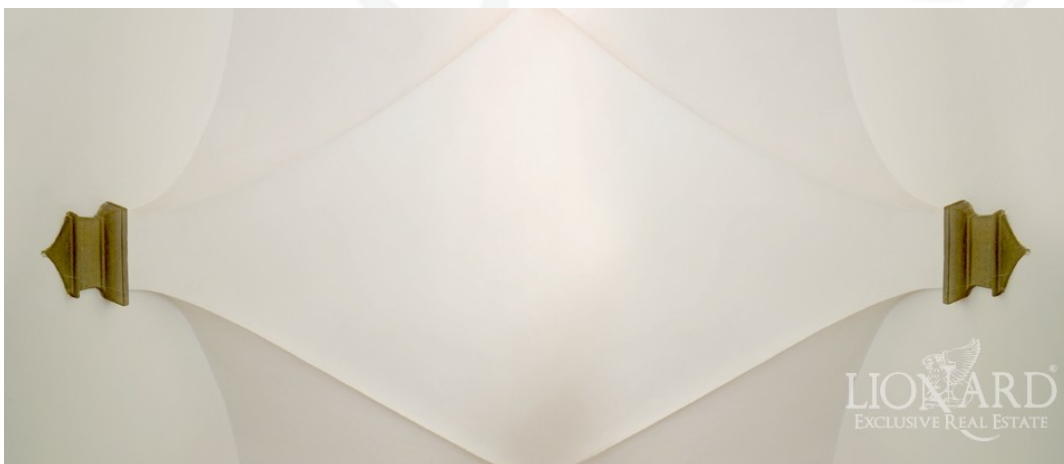
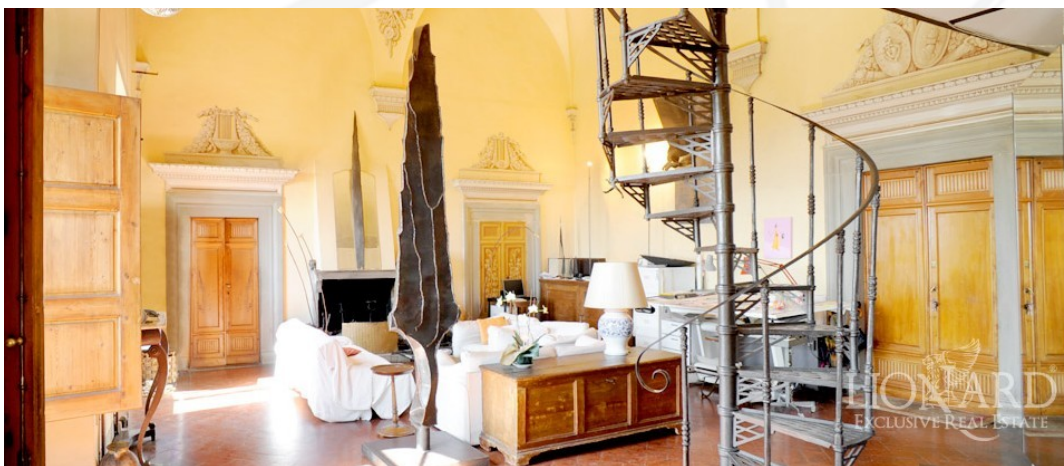


Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

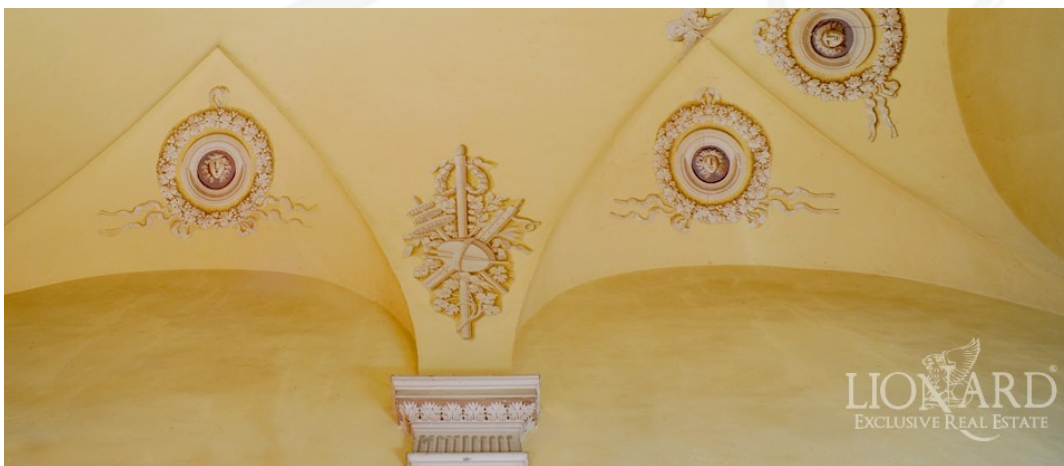


Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com



LIONARD
LUXURY REAL ESTATE

Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com

Lionard Luxury Real Estate

FLORENCE

Via de' Tornabuoni, 1 50123
Tel. +39 055 0548100
florence@lionard.com

MILAN

Via Borgonuovo, 20 20121
39 02 25061442
milan@lionard.com



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com