



Rif. 0230



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

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## Tuscany Prato Luxury Villas in Tuscany



### DESCRIPTION

Luxury villa in Tuscany of 500m2 and surrounded by a park of 3000 m2. The fully detached home for sale has an enclosed garden and advanced alarm system. The park, in addition hosts a beautiful swimming pool with solarium, and several olive trees, fruit trees and ornamental plants. This real estate opportunity is located near to Florence in Italy.

A large square in terracotta tiles in front of the villa gives the access to the ground floor. It opens on an entry that leads to the living area enriched by terracotta tiles floors. The entrance presents an arch supported by two wood columns of the XVIIIth century and on the right a prestigious door. The dining room has a decorated ceiling with floral pattern. Going on, we reach a spacious kitchen with white marble finishes, stone hood and ceiling with varnished timbers. From the kitchen we reach, then, to a laundry, a bathroom, a technical shed and two garages.

On the left side of the ground floor we find a reading room with library in crystals and little wood columns of the XVIth century and a bathroom. It presents also a large living room embellished by a white marble chimney of the XVIIIth century and ceiling with timbers. From the reading room it's possible to enter, besides, to a large veranda overlooking on the panoramic area of the garden. The

first floor is occupied by the sleeping area and it is completely covered with parquet. It boasts a main suite composed by an entry, a cloakroom and a bathroom with Jacuzzi refined with marble. There are, then, a suite for guests with entry and bathroom in pink marble, and other two bedrooms with bathrooms. The upper floor is occupied by a mansard covered with timbers. Completing the property, on the ground floor, is a tavern and the panoramic terrace from which we can enjoy a splendid panoramic view. Feel free to contact us for more information as your specialised estate agents in Italy.

## TECHNICAL DETAILS

### LOCATION

Archaeological findings have proved that Prato's surrounding hills were inhabited since Paleolithic times. The plain was later colonized by the Etruscans. In 1998 remains of a previously unknown city from that civilization was discovered in the neighbourhood, near Campi Bisenzio: it was of medium size and it was already a centre for wool and textile industry. The Etruscan city was inhabited until the 5th century BC, when, for undisclosed reasons, it decayed; control of the area was later shifted to the Romans, who had their Via Cassia pass from here, but did not build any settlement.

In the early Middle Ages the Byzantine and Lombard dominations followed. In the same period the plain was dried and a hydraulic system regulating and exploiting the waters of the Bisenzio River was created to feed the gualchierae( pre-industrial textile machines). In 1107 the Alberti retreated to their family fortresses in the Bisenzio Valley: Prato could therefore develop as a free commune. Within two centuries it reached the number of 15.000 inhabitants, spurred in by the flourishing textile industry and by the presence of the Holy Belt relic. In 1351 Joanna I of Naples sold the city to Florence. In 1512 the city was sacked by Spanish troops assembled by Pope Julius II and emperor Charles V to recover the nearby city of Florence for the Medici family.

The severity of the sack of Prato led to the surrender of the Florentine Republic and to the restoration of the Medici rule. In 1653 Prato obtained the status of city and became seat of a Catholic diocese. The city was embellished in particular during the 18th century.

After the unification of Italy in the 19th century, Prato became a primary industrial centre, especially in the textile sector. The town experienced a significant internal immigration; previously part of the province of Florence, in 1992 Prato became the capital of the eponymous province.

Interiors surface: 500m<sup>2</sup>

Exteriors surface: 3000m<sup>2</sup>

bedrooms: 4



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bathrooms: 7

living rooms: 1

dining rooms: 1

kitchen: 1

plus other rooms and technical areas

swimming pool

garages: 2

ground: 3000m2 with olive trees and vegetable plot

Florence km 21 – Montecatini Terme km 27 – Lucca km 58 – San Gimignano km 67 – Pisa km 78 – Viareggio km 82 – Golf Club Le Pavoniere km 4 – Florence Airport km 15 – Highway exit: Prato east km 10.

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**Price: 3,500,000**



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## PROPERTY PHOTOS



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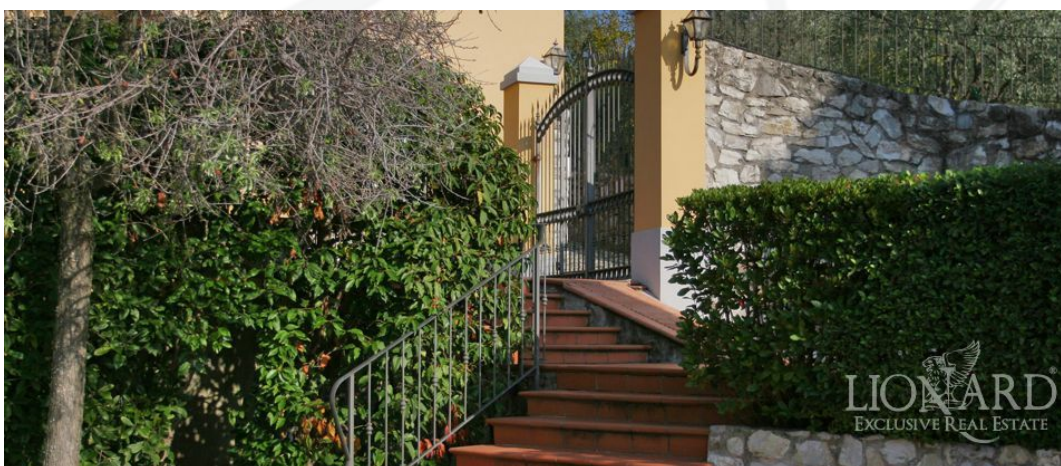
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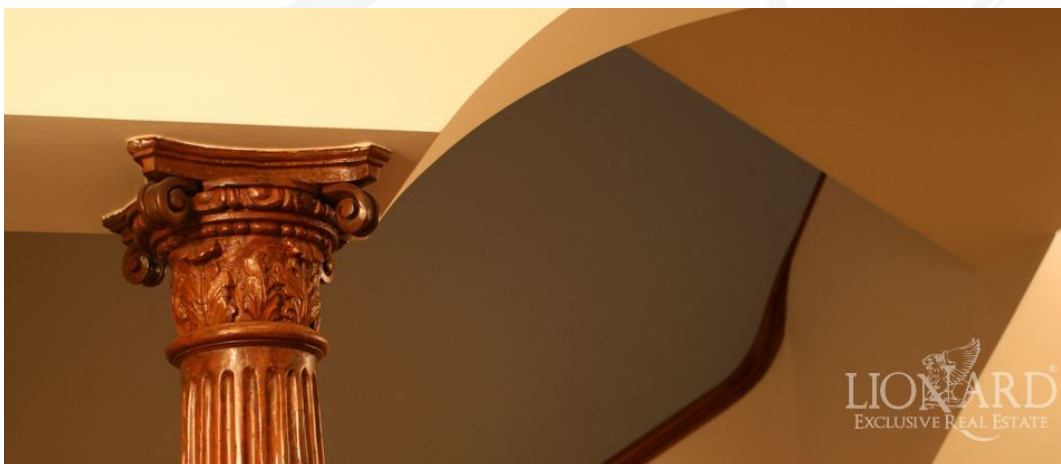
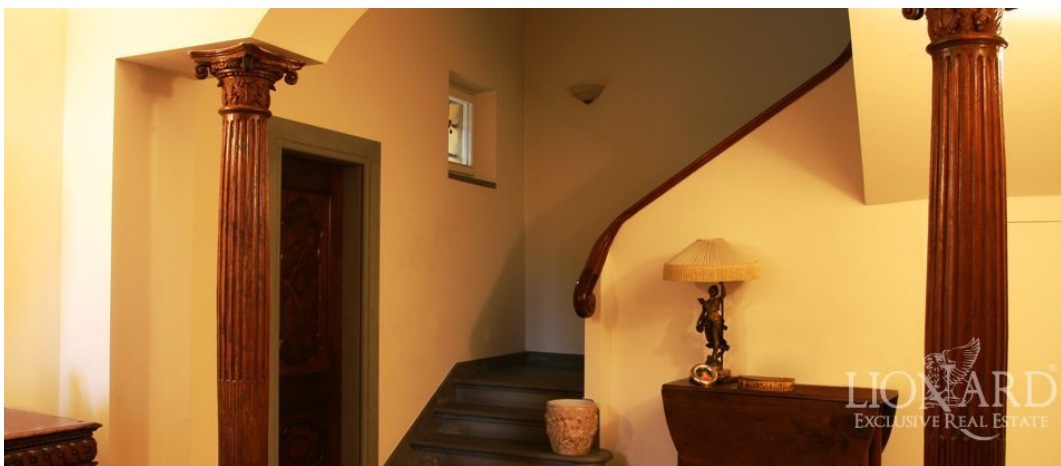
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**FLORENCE**

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Tel. +39 055 0548100  
florence@lionard.com

**MILAN**

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milan@lionard.com



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