



Rif. 0443



Lionard S.p.A.

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Florence

VILLA IN TUSCANY WITH PARKLAND



DESCRIPTION

Immersed in the greenery of a tranquil Tuscan locality in the province of Florence, the villa was constructed in the 70s and boasts panoramic views that are second to none over the enchanting surrounding landscape. The main feature of the villa is its architectural structure from which emerges an elegant minimalist modernism. The result is a low and long structure, enriched by a careful and thorough attention to detail.

The property, completely fenced in, comprises an ample garden, partly paved and partly green, characterised by two diverse zones: the first at the front of the villa is of level ground with a large swimming pool; the second around the rear of the building slopes into greenery. It is exactly this surrounding ambiance and the morphology of the landscape that influenced the construction of the villa.

The property is on two levels. On the ground floor, following on from on another is the main entrance, an ample living area of approx. 60m², a dining area, a large kitchen, a studio, three

bedrooms, a small washroom and bathroom. An internal staircase reaches the basement, comprising a bedroom with bathroom, a sauna and changing room, a spare room and second kitchen, together with garage and adjoining cellar. The floors of the internal rooms are richly furnished in part parquet, with the bathroom floors in marble.

TECHNICAL DETAILS

LOCATION

The environment is that of typical Tuscan hills. The vegetation presents a thriving undergrowth as well as pines and oaks. We find ourselves in a very attractive area that includes places such as Empoli, Fucecchio, Santa Croce sull'Arno, Montopoli in Val d'Arno, San Miniato, Pontedera, Cascina and Pisa. The origins of the city are strictly tied to the history of a powerful family from Pistoia, the Cadolingi family that, around the year one-thousand, boasted various properties and estates in the areas of Valdinievole and lower Valdarno. They found themselves in a place with ideal conditions to settle and construct a lordship seignory estate able to dominate the principle cities of the area, while also being situated centrally to the most important roads for commerce such as the Francigena. During medieval times, new villages and suburbs grew and the area saw an intense economic and demographic growth, taking advantage of the roads connecting Rome to France and Spain. During these same years, with the creation of a new surrounding wall, the town's urban imprint was definitively consolidated. Demographic growth in the XIII century was halted by the terrible plague that, around the mid- fourteenth century, raged all over Europe. Recovery was slow and concise with the repopulation of the countryside, starting around the XVI century, seeing impetuous growth only in the second half of the seventeenth century. During the eighteenth century, the main village activities were connected with the manufacturing-craftwork sector, however it wasn't until the mid twentieth century that the real industrial revolution assisted, with the development of leather and footwear industries.

Interior surface: 647 m²

Exterior surface: 1 ha

Ground floor:

living room

dining room

kitchen

n° 3 bedrooms

n° 3 bathrooms

Basement:

kitchen

bedroom



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bathroom

swimming pool

sauna

gazebo

garage

cellar

plus other rooms and technical sheds

Florence km 70 - Lucca km 30 - Pisa km 50 - Pistoia km 35 - Forte dei Marmi km 60 - Impianti termali (Spa) km 20 - Golf club km 15 - Pisa Airport km 55 - Highway exit/Uscita autostrada: A11 uscita (exit) Altopascio 10 km.

Rif.: 0443

Price: 1,500,000



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PROPERTY PHOTOS

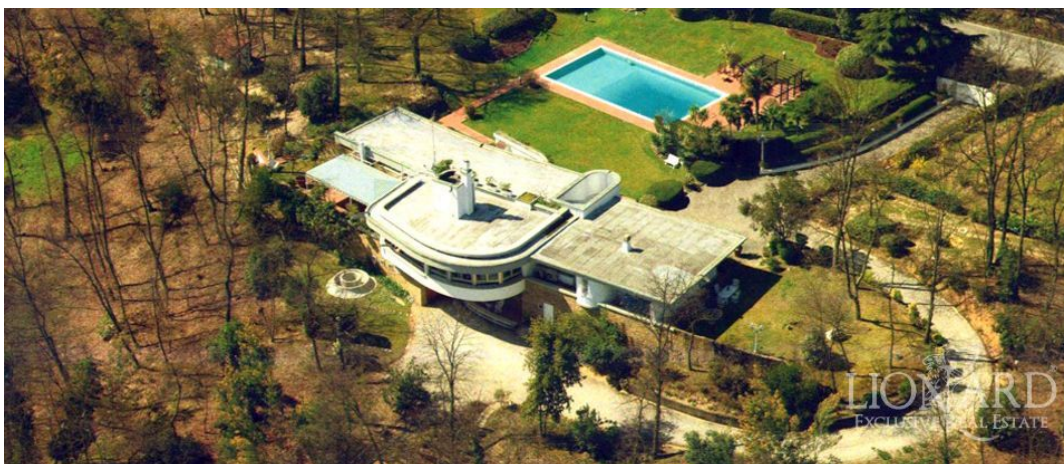


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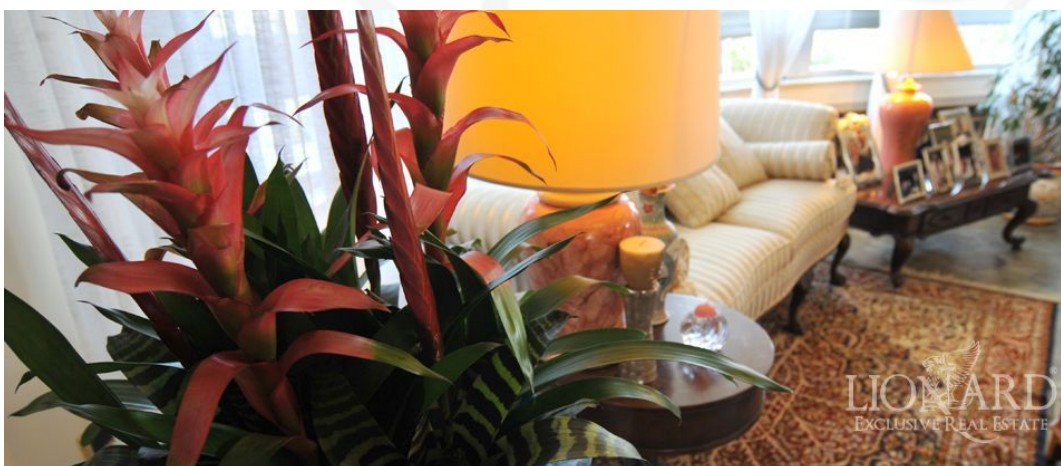
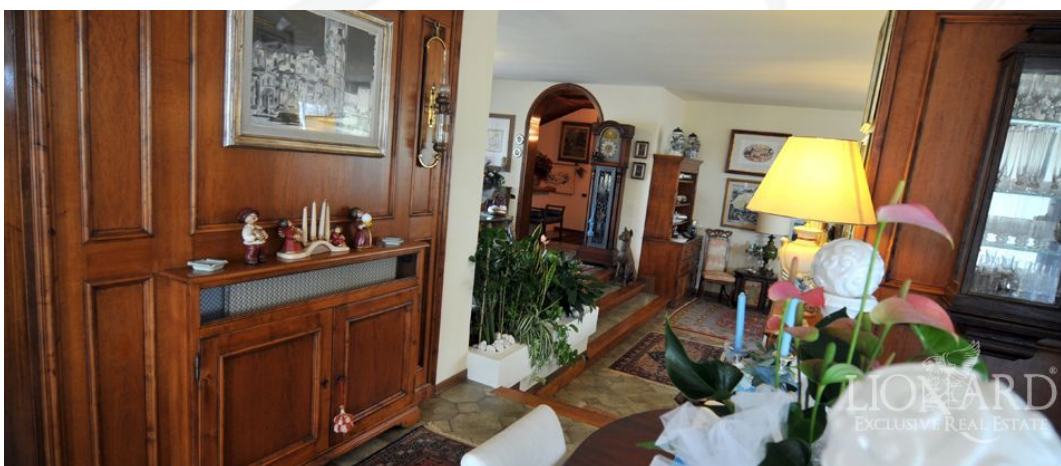


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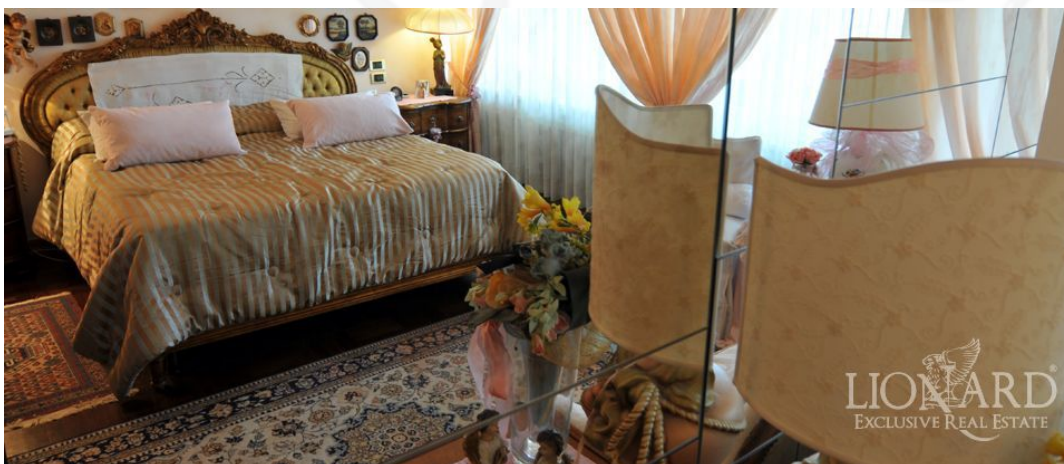
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LUXURY REAL ESTATE

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