



Rif. 0963



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## **Florence - Hills**

# **Luxury Villa for Sale in the Florentine Countryside**



### **DESCRIPTION**

Immersed in the enchanting Florentine countryside, less than 20 minutes from Florence, this stunning luxury villa is for sale.

The property consists of a wonderful traditional Tuscan villa from the 19th century and an imposing stone watchtower dating back to the 13th century; both are perfectly restored and are now home to 2 elegant residences.

The luxurious main villa has an area of 7500 m2 on 2 levels: the ground floor houses a large living room with fireplace that overlooks the dining room and an outdoor patio that leads to the garden, the kitchen, and a bedroom with bathroom.

On the 1st floor there are 2 bedrooms, one with balcony and 2 large double bedrooms with bathroom, one of which has access to a covered terrace.

The scenic medieval tower has 6 floors covering an area of 1100 m2. The ground floor living room with fireplace has access to the outdoor patio, the kitchen, the second and the third bedroom with

bathroom, the fourth, another living room with fireplace and panoramic views of the beautiful surrounding countryside. Completing the building is a basement accessible from both the inside and outside and that can be used as bar or wine cellar.

A beautiful park of about 5 acres surrounding the property gives it great privacy as well as beautiful views full of manicured gardens, terraces and green paths from which to admire the woods and hills. Here there is also ample parking for cars.

## TECHNICAL DETAILS

### LOCATION

Florence, the capital of Tuscany, has undisputed charm and beauty that is known throughout the world, not just as the city of monuments and historical buildings, but also home to numerous luxury and period villas located in the historical center or in the hillside surrounding the "Cradle of the Renaissance."

Florence is located in the middle of a wide valley surrounded by the hills of Cercina, Fiesole, Settignano, Arcetri, Poggio Imperiale, and Bellosguardo. In this landscape, luxury villas and dream homes are numerous, as are the hotel complexes and private villas.

There are many attractions that the city of Florence has to offer. In addition to the already mentioned monuments and palace, famous squares such as Piazza della Signoria, Piazza del Duomo, Santa Croce, and San Lorenzo are of great importance. Not to mention the historical theatres such as Pergola, Verdi, Goldoni, Niccolini, and Pulcini, as well as the famous bridges of Ponte Vecchio, Santa Trinita, Ponte alle Grazie, and Ponte alla Carraia, the city walls and doors.

Anyone wishing to purchase an exclusive property can find one that suits his or her needs in the sublime setting of the city of Florence and its beautiful hills.

Region: Tuscany

Province: Florence

Type: Luxury villa

Internal surface area: 600 m<sup>2</sup>

External surface area: 5 acres

Main villa: 500 m<sup>2</sup>

2 floors

5 bedrooms

Tower: 100 m<sup>2</sup>

6 floors

2 bedrooms

Florence 18 km - Florence Airport 19.5 km - Highway A1 17 km - Lucca 100 km - Pisa Airport 116 km - Forte dei Marmi 133 km - Viareggio 125 km



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**Price: On Application**



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## PROPERTY PHOTOS



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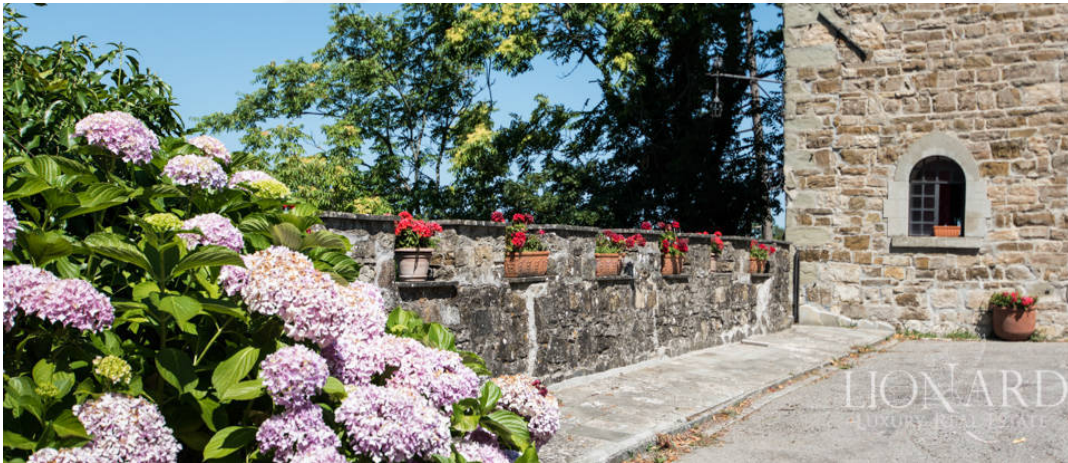
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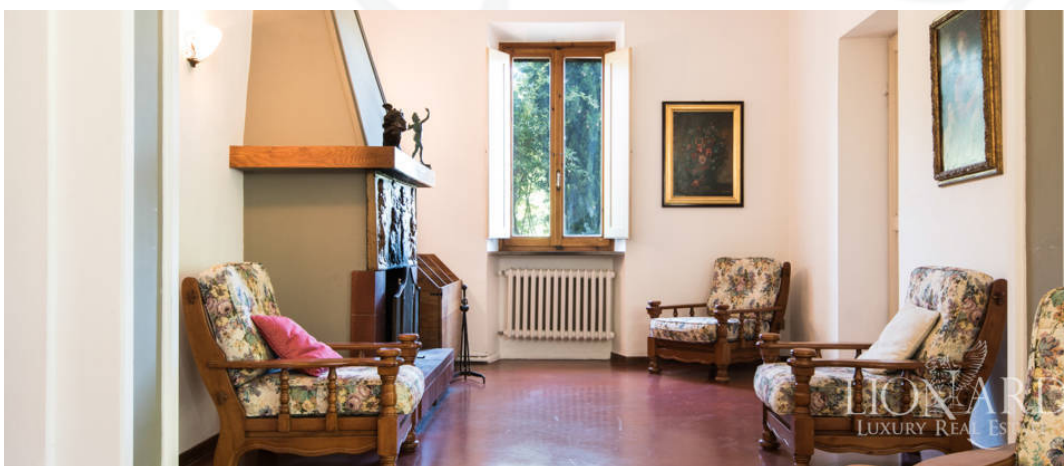


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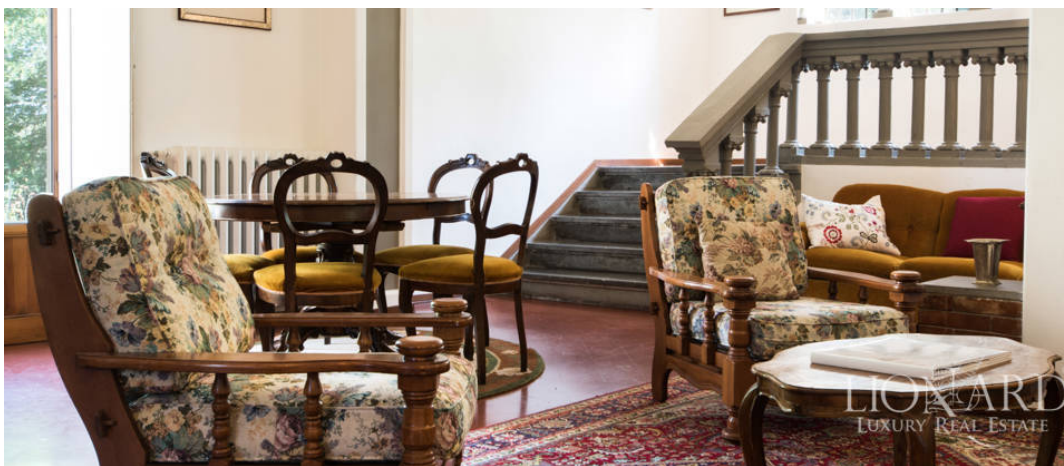
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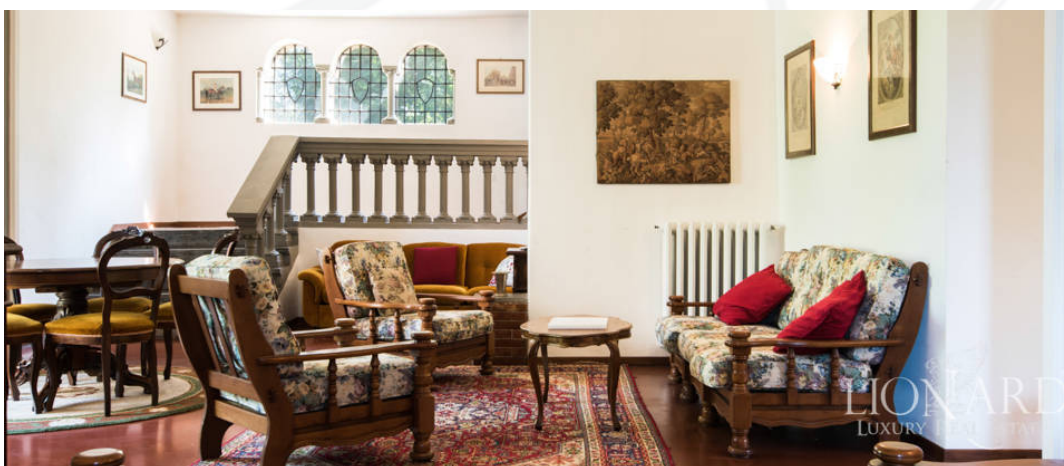


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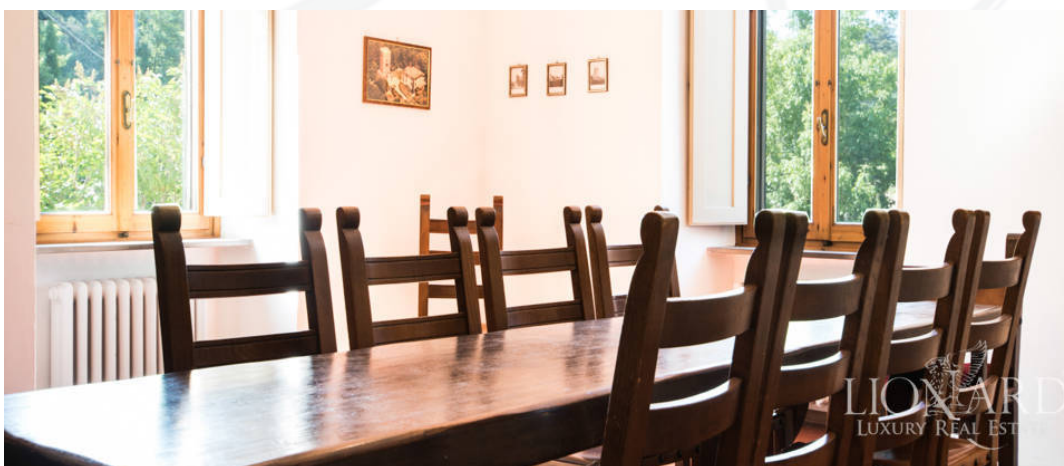
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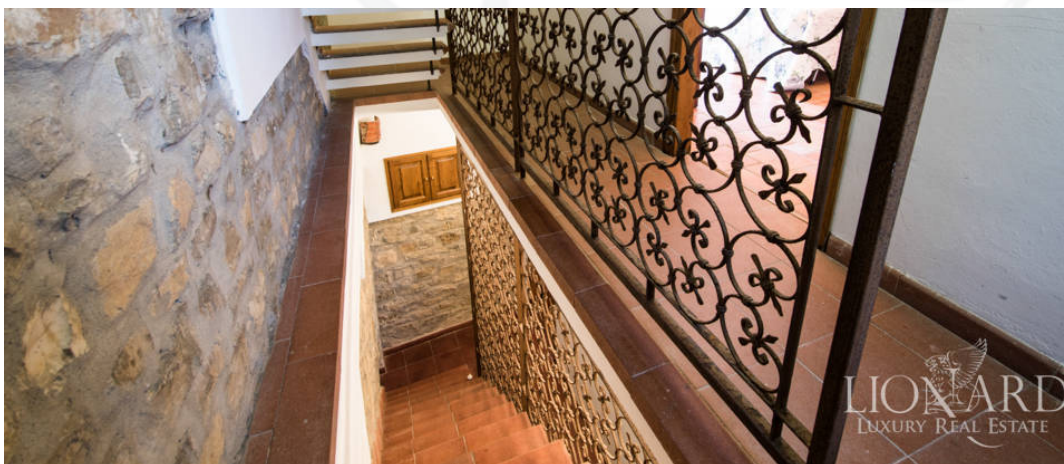


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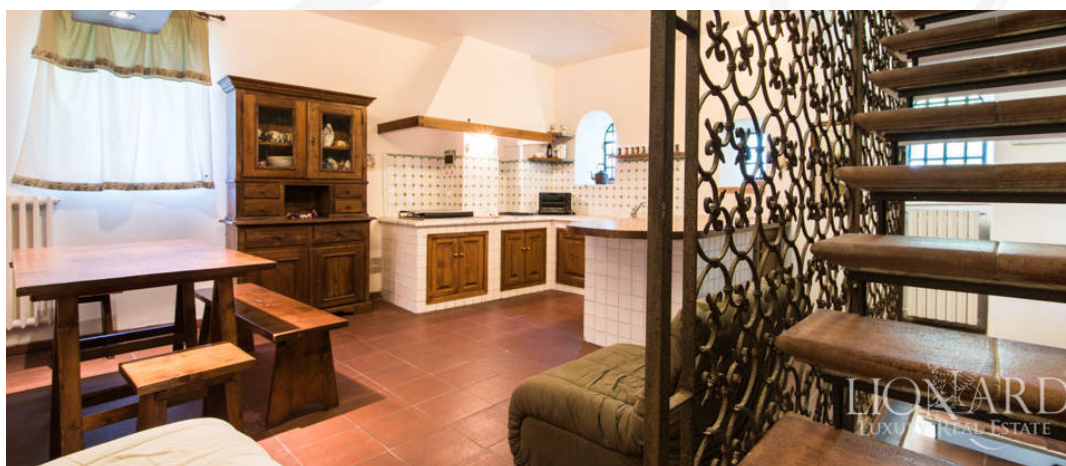
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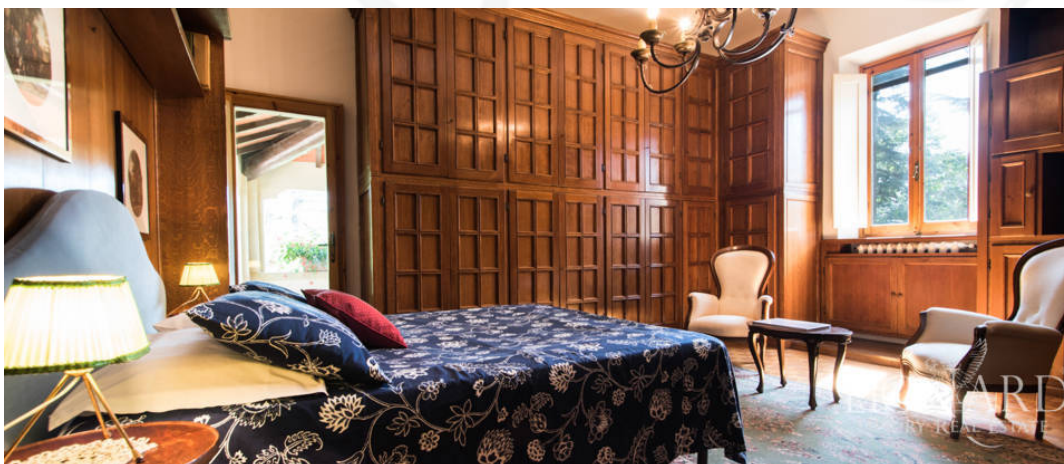
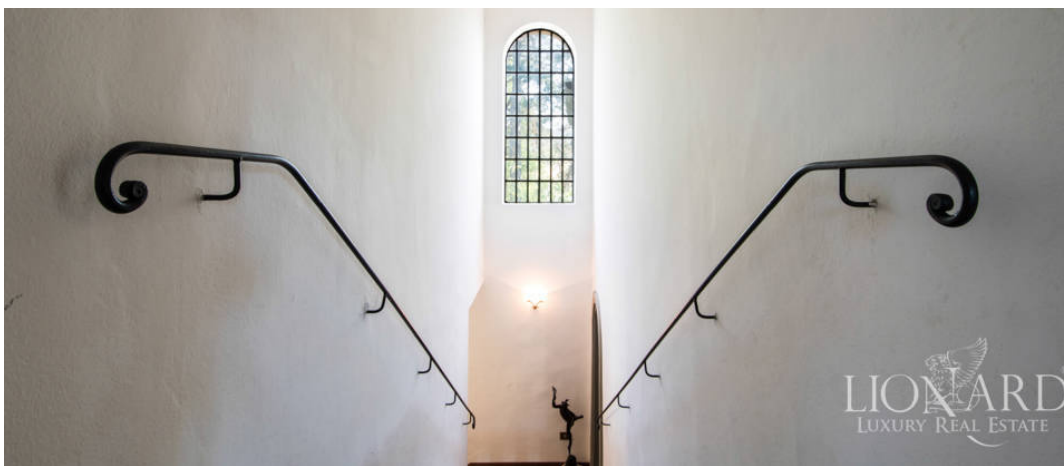
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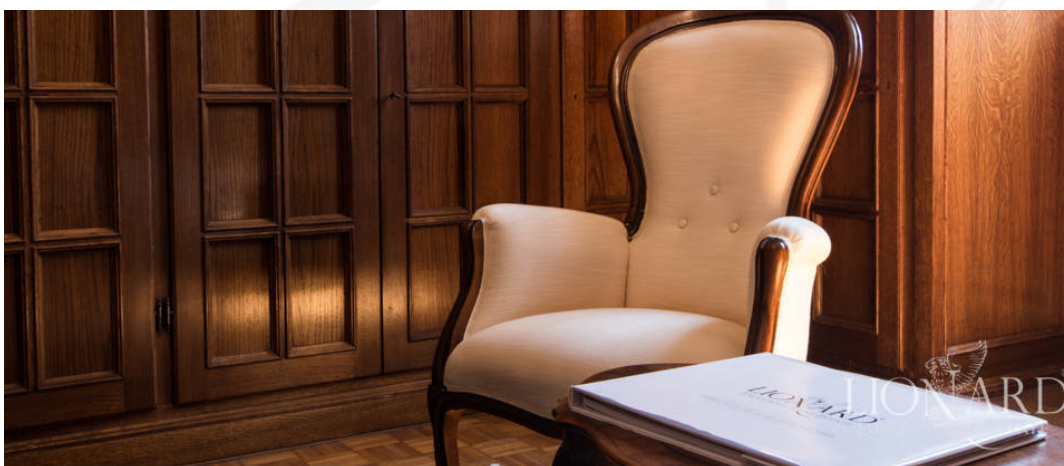
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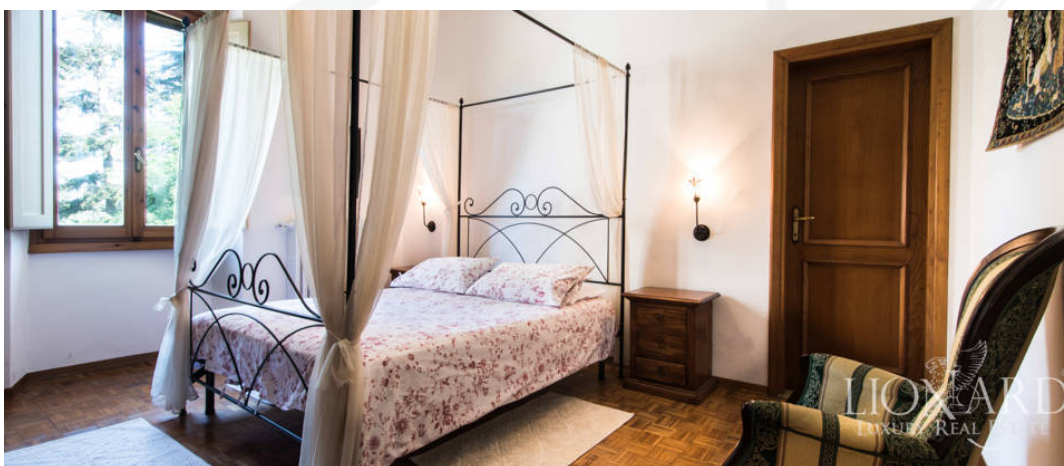


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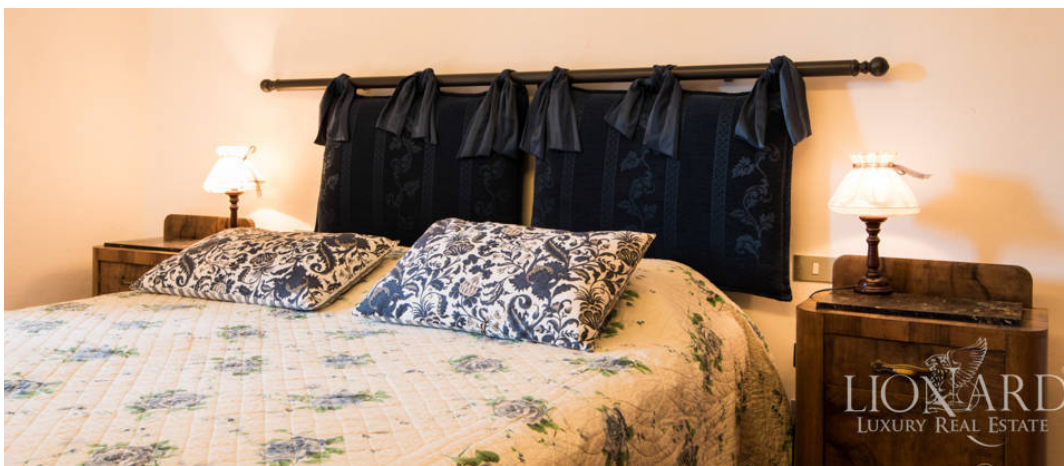
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