



Rif. 3019



Lionard S.p.A.

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## Tuscany Florence - hills

# Noble villa with swimming pool for sale in Florence



### DESCRIPTION

In a hilly and very green area near **Florence**, there is this **luxury villa with swimming pool for sale**. This is a two-storey 1870 **noble home** measuring 426 m2. Its last restoration works were made in 2001, while the swimming pool was built in 2003.

On the ground floor of this elegant **luxury home** there is an entrance hall with a billiard table, a dining room with a kitchen, and a restroom. On the left side of this floor there are two, big living areas with a fireplace, both leading to the garden, home to a gazebo where it is possible to eat in the shade and breathe the countryside's fresh air.

A big staircase leads to the first floor, home to the sleeping area with four bedrooms, including the master suite with its exclusive bathroom, and two other bathrooms. There is also a study, which may also be used as a bedroom, bringing the total to five.

This property's rooms have been designed with great attention to detail and are an example of the sobre and elegant style which is typical of Tuscan noble villas, with an expanse of windows letting

abundant light in these airy rooms.

This **villa for sale** is surrounded by a charming 1.8 hectares park with a lovely Italian-style garden, a small forest, an olive grove, and a garage. The stunning swimming pool surrounded by flowerbeds and olive trees offers great privacy and a breathtaking view, it is a place where you may fully appreciate the quietness and calmness of this untouched setting.

Adjacent to the property there is also the keeper's lodge, which may also be used for guests.

## TECHNICAL DETAILS

### LOCATION

**Florence** is the county seat for Tuscany and is of majestic beauty and infinite charm. Florence is famous for its numerous luxury villas, located in the heart of the city or on the surrounding hills. Rich in history, **Florence** offers its citizens and visitors from all over the world monuments of unparalleled beauty, fascinating piazzas and enchanting views.

Among the places of interest we name Piazza della Signoria with its magnificent Palazzo Vecchio, the Santa Maria del Fiore Cathedral, the Giotto tower bell, the Uffizi Gallery, The Corridoio Vasariano, Palazzo Pitti, the Galleria dell'Accademia, Ponte Vecchio, the Lungarni and Piazzale Michelangelo.

Florence is the cradle of the Renaissance, also known for its great historical characters such as Dante Alighieri and Lorenzo il Magnifico.

Today it is one of the most exclusive locations for fashion boutiques, lounge bars, American bars and a great number of fashionable clubs.

Region: Tuscany

Province: Florence

Municipality: Impruneta

Type: luxury villa with Swimming pool

Internal surface: 580 m2

External surface: 1.8 hectares

Main villa: 426 m2

2 floors

Keeper's lodge

Italian-style garden

Swimming pool

Park

Woods

Olive grove

Garage



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Florence 10 km – Siena 65 km - San Gimignano 50 km - Arezzo 72 km - Versilia 115 km - Golf club  
6 km – Thermal spas 15 km – Florence Airport 25 km – Highway exit 5 km

Rif.: 3019

**Price: On Application**



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## PROPERTY PHOTOS



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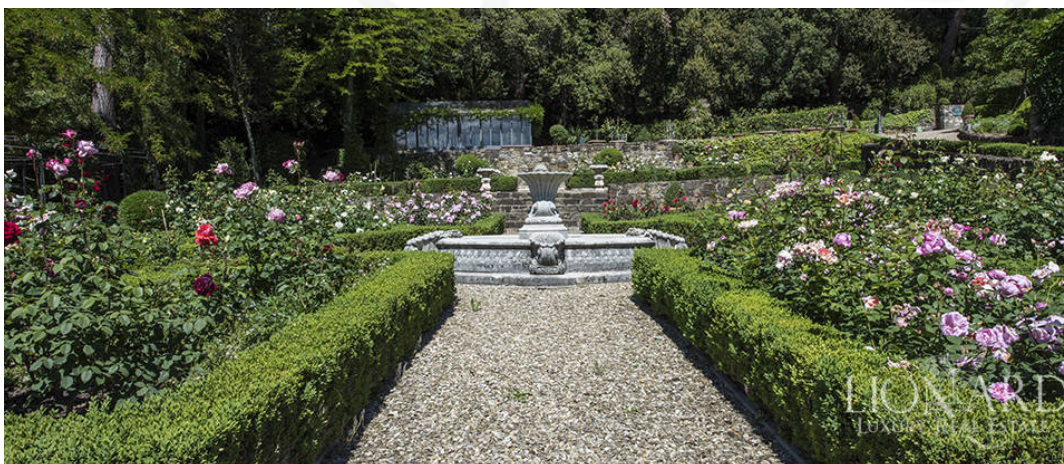
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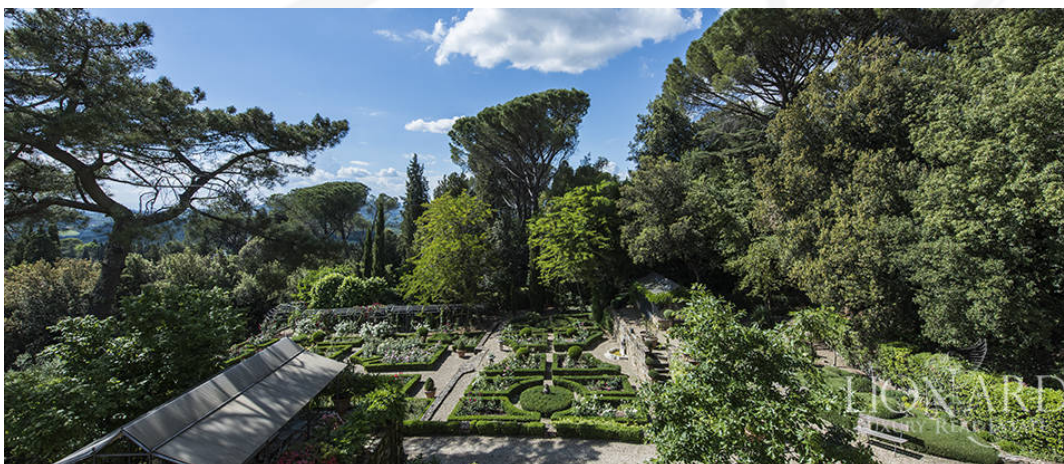
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