



Rif. 5168



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](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

## Tuscany Pelago

# Luxury villa for sale at the outskirts of Florence



### DESCRIPTION

This charming **luxury villa for sale** dates back to the 12th century, was refurbished in the 1800s and is in a beautiful rural context at the outskirts of **Florence**, in the middle of the typical vegetation found on the shores of the river Arno.

This property is a completely fenced Leopoldine **country home**, with direct access to the sea and offering fairy-tale views of its surroundings.

Some wise restoration works have improved the property, equipping it with all necessities while respecting its historical features as much as possible. This two-storey property measures approximately 627 sqm overall, featuring rooms that have maintained their authentic rustic feel with restored details such as original wooden beams.

Modern comforts such as a Finnish sauna and Turkish bath have been introduced, together with the latest technologies such as solar panels and a modern irrigation system.

The main **villa** is home to six bedrooms with bathroom. Annexed to it there is an independent apartment with four bedrooms, used for guests. There is also another renovated annex that is currently used as for storage and features a summer kitchen for the pool area.

This **property for sale** is completed by a cellar, a spacious car park and a small private lake surrounded by trails where you can see thick vegetation and farm animals.

## TECHNICAL DETAILS LOCATION

**Florence**, the charming capital of Tuscany, has a lot of monuments and historical buildings, but is also home to many period villas located in the historical center or on the hills surrounding the "cradle of the Renaissance."

Florence is located in a scenographic position, in the middle of a wide valley surrounded by the hills of Cercina, Fiesole, Settignano, Arcetri, Poggio Imperiale, and Bellosguardo.

In this landscape, there are numerous farmsteads, stunning **luxury villas** and prestigious estates.

There are many attractions that the city of Florence has to offer, besides the aforementioned monuments and buildings there are famous squares, historic theatres, and bridges, the city's walls and doors.

**Florence** and its hills are the perfect and charming setting where you can find a **period villa** with a dream-like atmosphere.

Region: Tuscany

Province: Florence

Municipality: Pelago



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Type: farm house

Internal surface: 627 sqm

External surface: 3,500 sqm

2 floors

12 bedrooms

15 bathrooms

3 living rooms

Agricultural annex: 23 sqm

Cellar: 23 sqm

Swimming pool

Cellar

Private lake

Well

Florence 28 km – Arezzo 70 km – Prato 50 km – Pistoia 68 km – Pisa 115 km – Livorno 120 km

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**Price: On Application**



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## PROPERTY PHOTOS



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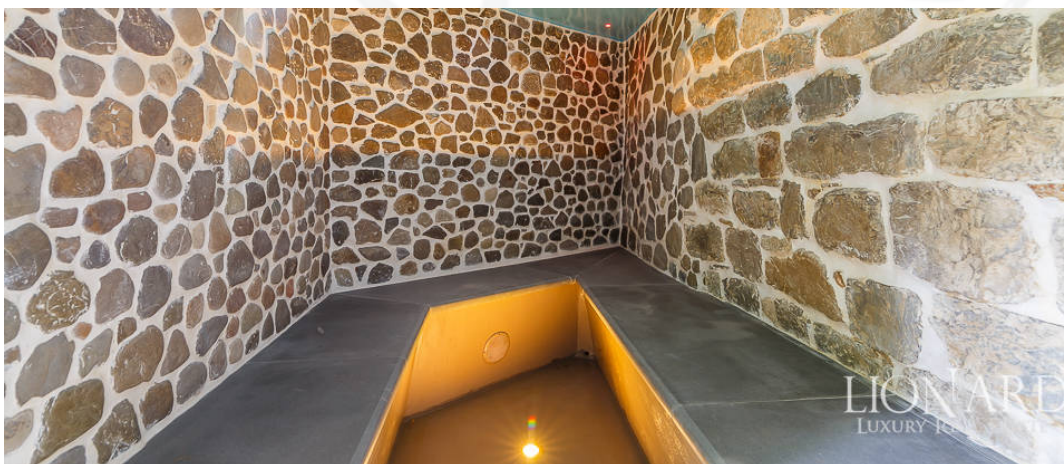
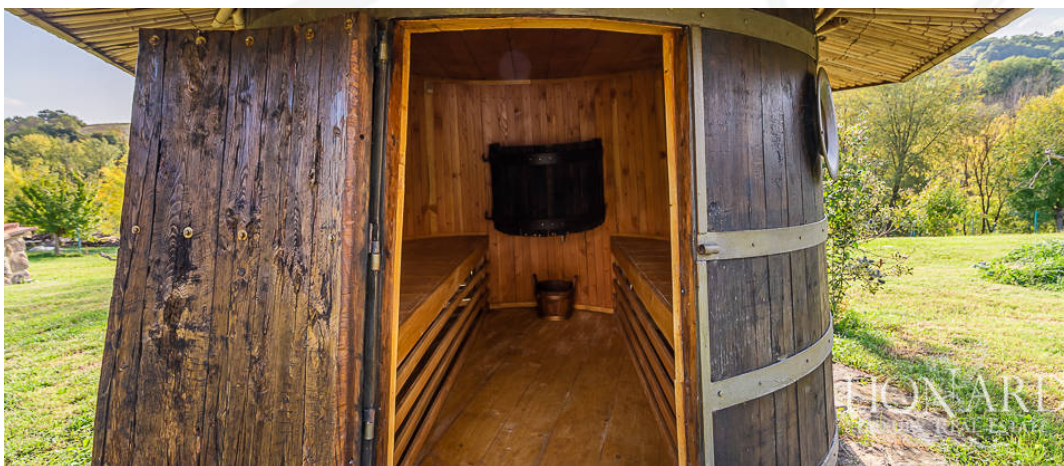
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**FLORENCE**

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Tel. +39 055 0548100  
florence@lionard.com

**MILAN**

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milan@lionard.com



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