

Ref. 1967 – **VILLA FIESOLE**www.romolini.co.uk/en/1967

LUXURY VILLA WITH VIEWS OF THE HISTORIC CENTER OF FLORENCE FOR SALE IN FIESOLE

Fiesole – Florence – Tuscany**VIEW ON OUR WEBSITE****Interiors**
1,065 sqm**Bedrooms**
8**Bathrooms**
8**Garden**
2,000 sqm

On the hills of Fiesole, with breathtaking views of the historic center of Florence, this finely restored 20th-century manor house offers spacious, richly decorated halls and a total of 8 bedrooms and 8 bathrooms. The property consists of a splendid terraced park of 2,000 square meters with panoramic terraces and views of the historic center of Florence.

SUMMARY OF THE PROPERTY

REFERENCE #: 1967 – VILLA FIESOLE

TYPE: manor villa with park

CONDITIONS: finely restored, luxury finishes

LOCATION: hilly, panoramic overlooking Florence

ACCESS: excellent, paved road

INTERIORS: 1,065 square meters (11,460 square feet)

TOTAL ROOMS: 16

BEDROOMS: 8

BATHROOMS: 8

ANNEXES: garage

MAIN FEATURES: stone walls, ample decorated halls, carved stone staircase, *pietra serena* frames, original terracotta floors, wooden beams and coffered ceilings, terraces with view over Florence, terraced garden, painted walls, library, loggia, park, indoor garage

GARDEN: 2,000 square meters (0.5 acres)

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

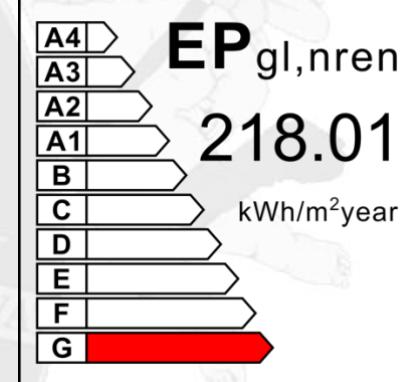
WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Fiesole (7km; 10'), Florence (10km; 20'), San Casciano in Val di Pesa (29km; 30'), San Gimignano (60km; 1h), Siena (79km; 1h 5'), Volterra (82km; 1h 20'), Lucca (96km; 1h 15'), Pisa (99km; 1h 20'), Montepulciano (110km; 1h 20'), Montalcino (116km; 1h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (12km; 20'), Pisa G. Galilei (96km; 1h 10'), Bologna G. Marconi (117km; 1h 20'), Roma Ciampino (288km; 2h 55'), Roma Fiumicino (303km; 3h), Milano Linate (313km; 3h 15'), Milano Malpensa (367km; 3h 50')

VILLA FIESOLE

On the hills of **Fiesole**, with breathtaking views of the historic center of **Florence**, this finely restored **20th-century manor house** offers spacious, richly decorated halls and a total of 8 bedrooms and 8 bathrooms. The property consists of a splendid **terraced park of 2,000 square meters** with panoramic terraces and views of the historic center of Florence.

The villa is located on the slope of the famous **Monte Ceceri**, where **Leonardo da Vinci** and his assistant Leonardo Masini tested one of the futuristic flying contraptions designed by Leonardo himself.

Being located just outside the center of Fiesole (7km; 10') the villa is provided with all the necessary services and allows reaching the historic center of Florence in no more than 20' by car. Other historic cities of **Tuscany** are quickly reached in less than two hours by car (San Gimignano, Siena, Volterra, Lucca, Pisa, Montepulciano, Montalcino...).

The most convenient airport is clearly Florence (12km; 20') but Pisa, Bologna, Rome and Milan are equally useful and easily reached.

DESCRIPTION OF THE PROPERTY

The **manorial villa** (995 sqm – 10,706 sqft, 8 bedrooms and 8 bathrooms) is located in a beautiful panoramic position and stands out for its huge halls with original terracotta floors, wooden beams with coffered ceilings, *pietra serena* carved frames and beautifully painted walls with floral motives and *trompe-l'œil* architectures. Brightness is granted by nice windows and among the most beautiful rooms we cannot overlook the entrance hall with the imposing stone staircase, the pool room with its complex wooden ceiling and the cozy library with masterfully-crafted wooden furniture.

The building is laid over four floors:

- **Basement:** keeper's apartment (living room, kitchen, bedroom and bathroom), cellars, technical room, kitchen and bedroom with bathroom;
- **Ground floor:** entrance with bathroom; TV room, living room, billiard room, private studio, kitchen and dining room;
- **First floor:** master bedroom with private bathroom and walk-in closet, central hallway with wardrobe, five bedrooms with en-suite bathroom and laundry;
- **Second floor:** partially habitable lofts.

The property is then completed by a private **garage** (70 sqm – 754 sqft) with a convenient access from the municipality road.

The villa is surrounded by a **2,000-sqm wooded park** that includes a convenient parking area right in front of the villa and a beautiful panoramic terrace at the back from which there is a breathtaking view of Florence's historic center, over which Brunelleschi's unmistakable dome soars.

On this very terrace a nice panoramic pool could be built exploiting existing volumes in the property (previously a water cistern).



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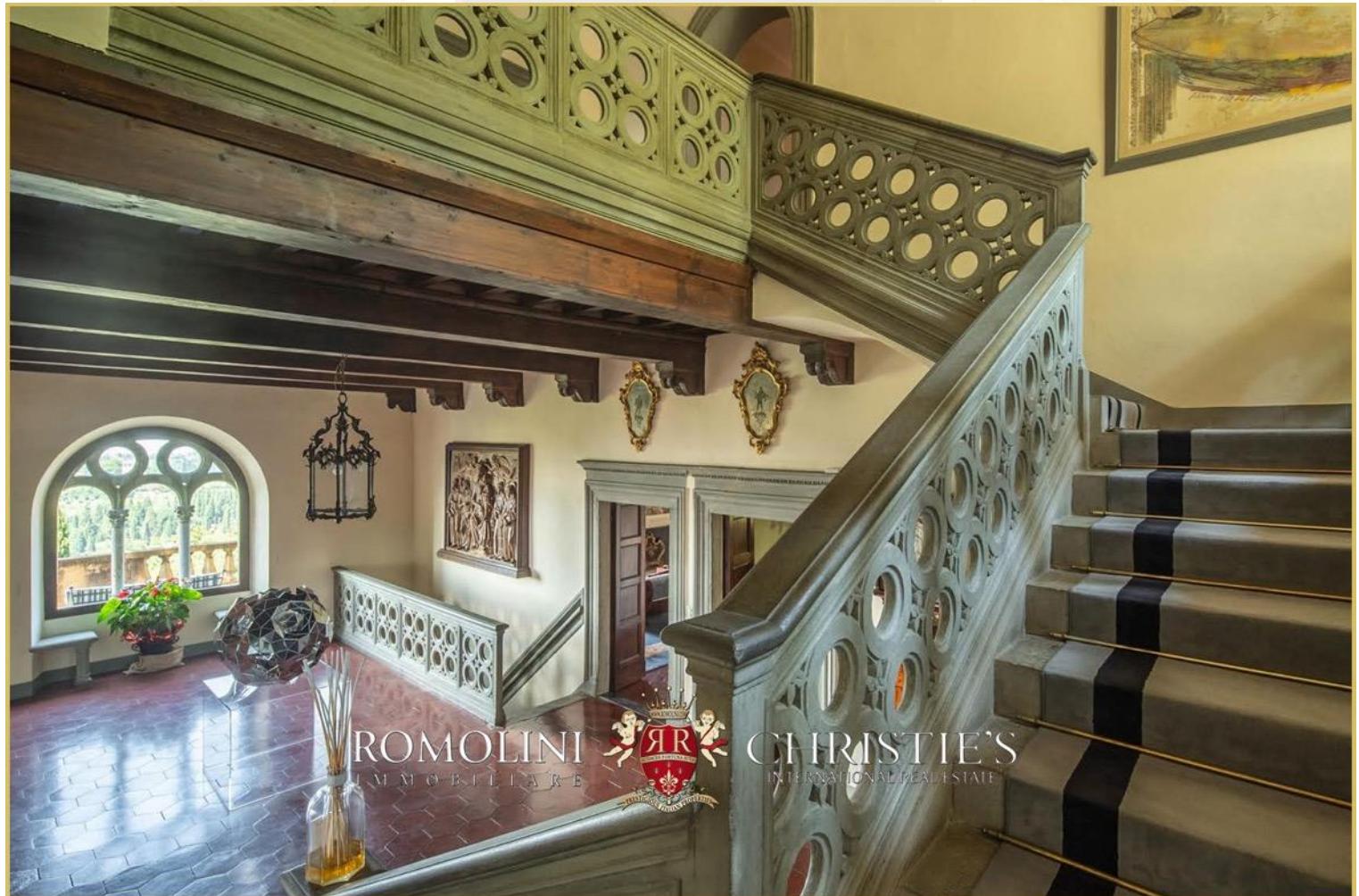




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