



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1979 – **VILLA DELLE TRE LUNE**

STUNNING HISTORICAL VILLA FOR SALE IN FIESOLE, JUST OUTSIDE FLORENCE

Florence – Florence – Tuscany
www.romolini.co.uk/en/1979



Interiors
2,790 sqm

Bedrooms
25+

Bathrooms
20+

Land
12.0 ha

Swimming pool
12 x 6 m

Just outside the historic center of Florence, in a very panoramic position, magnificent historic villa that belonged in the past to the noble Strozzi family. The property (2,790 sqm) is made up of four finely restored buildings which currently feature 25 bedrooms (with the possibility of creating more). The exteriors (12.0 ha) include a beautiful Italian garden and a panoramic swimming pool. The property is an excellent investment opportunity for a private villa, a luxury boutique hotel or an exclusive company headquarters.

SUMMARY OF THE PROPERTY

REFERENCE #: 1979 – VILLA DELLE TRE LUNE

TYPE: manorial villa

CONDITIONS: luxury finishes

LOCATION: hilly, panoramic

MUNICIPALITY: Florence

PROVINCE: Florence

REGION: Tuscany

INTERIORS: 2,790 square meters (30,020 square feet)

TOTAL ROOMS: 35+

BEDROOMS: 25+

BATHROOMS: 20+

MAIN FEATURES: stone walls, wooden beams, coffered ceilings, frescoed walls, original stone fireplaces, parquet and *cotto* flooring, moldings, monumental staircase, ample windows, stone balconies, paved courtyard, swimming pool Italian garden, fountain, alarm system

LAND: 12.0 hectares (29.6 acres)

GARDEN: yes, well-maintained

ANNEXES: lemon house, farmhouse

ACCESS: excellent

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Fiesole (8km; 15'), Florence (13km; 20'), Colle di Val d'Elsa (53km; 45'), Monteriggioni (61km; 55'), Siena (77km; 1h), Volterra (80km; 1h 15'), Pisa (97km; 1h 20'), Montepulciano (108km; 1h 20'), Montalcino (115km; 1h 40'), Pienza (115km; 1h 30'), Cortona (116km; 1h 30')

CLOSEST AIRPORTS

Firenze Vespucci (12km; 30'), Pisa Galilei (94km; 1h 10'), Bologna Marconi (115km; 1h 20'), Roma Ciampino (286km; 2h 50'), Roma Fiumicino (301km; 3h)



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VILLA DELLE TRE LUNE

Just outside the **historic center** of **Florence**, in a very panoramic position, magnificent **historic villa** that belonged in the past to the noble **Strozzi** family. The property (2,790 sqm) is made up of four finely restored buildings which currently feature 25 bedrooms (with the possibility of creating more). The exteriors (12.0 ha) include a beautiful **Italian garden** and a panoramic **swimming pool**. The property is an excellent investment opportunity for a private villa, a luxury boutique hotel or an exclusive company headquarters.

Services are all available nearby (less than 2 km) and the historic center of Florence can be reached in less than twenty minutes. From the villa, in less than two hours, one can reach some of the most notable cities of **Tuscany** (Fiesole, Monteriggioni, Siena, Pisa, Montepulciano, Montalcino, Pienza, Cortona...).

The closest airport is the one in Florence (12km; 20') but the terminals of Pisa, Bologna and Rome are equally convenient.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (1,800 sqm – 19,368 sqft) is the typical Florentine villa and features on the ground floor several reception halls, kitchens and bathrooms, while on the first floor there is a series of rooms and halls which could easily be converted into beautiful suites for the guests.

The **former coachman's quarter** (270 sqm – 2,905 sqft, 4 bedrooms and 4 bathrooms) is located on the first floor in a wing of the villa and is made up of a living room, a kitchen, a dining room, a laundry and four bedrooms with en-suite bathroom. A paved terrace (70 sqm – 753 sqft) completes the unit which also boasts three private car spots.

The **lemon house** (400 sqm – 4,304 sqft, 4 bedrooms and 5 bathrooms) is laid on a single floor and is made up of a living room, a TV room, bathroom, kitchen with pantry, four bedrooms with en-suite bathroom and a laundry. Outside, the building features a private garden (750 sqm – 8,070 sqft) and a private parking lot for four cars.

The **farmer's house** (320 sqm – 3,443 sqft, 3 bedrooms and 4 bathrooms) is located in a slightly defiladed position. The living area (on the ground floor) is made up of kitchen, dining room, TV room, sitting room with porch, guest bathroom and laundry. The upper floor accommodates a sitting room and three bedrooms with en-suite bathroom and wardrobe.

HISTORY, STATE AND FINISHES

The villa, in its original form, dates back to the 14th century and was built for the Florentine merchant **Vanni Buonaccorsi**. Having been in touch with the architect **Neri di Fioravante** during one of its rare public tasks, it is highly plausible that Buonaccorsi tasked the architect to design and build his private villa on the hills of Florence.

What's known for sure is that in 1379 the villa was already registered as a possession of the renowned **Strozzi** family. They then owned the villa for over six centuries and in the second half of the 16th century the building took its current look. The villa was then abandoned in 1871 when the last member of the Strozzi family died and it was not inhabited until 2001 when it was ultimately restored by the current owners.

Outside, the villa kept its original look almost untouched. The second tower was added to the façade in the 16th century to make it symmetrical, while the clockwork is a much later addition (19th century) together with the plaque quoting (in latin) a few verses from Clemente Bondi's poem *L'Orologio: De tot quae rapidae labuntur millibus una saltem una heu! Felix prodeat hora mihi.*

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Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786 928 – Mail: info@romolini.com



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Even inside, the villa maintains its original charm. The huge reception halls have all been restored to preserve the beautiful frescoes on the walls, the coffered ceilings and the stone fireplaces that warmed the rooms in the past. The monumental staircase connecting the two floors is a beautiful masterwork with stuccos and golden leaves.

On the upper floor there are many rooms paved with parquet and brightened by beautiful colored windows decorated in a style that closely resembles the early-20th-century Liberty style. From these upper rooms one can enjoy a wonderful view over the city of Florence and the Brunelleschi's dome is well visible towering above the rooftops.

EXTERIORS

The estate surrounding the villa covers a surface of roughly 12.0 hectares (29.6 acres). A characteristic tree-lined avenue leads to the complex and ends up just outside the stunning Italian garden right in front of the villa.

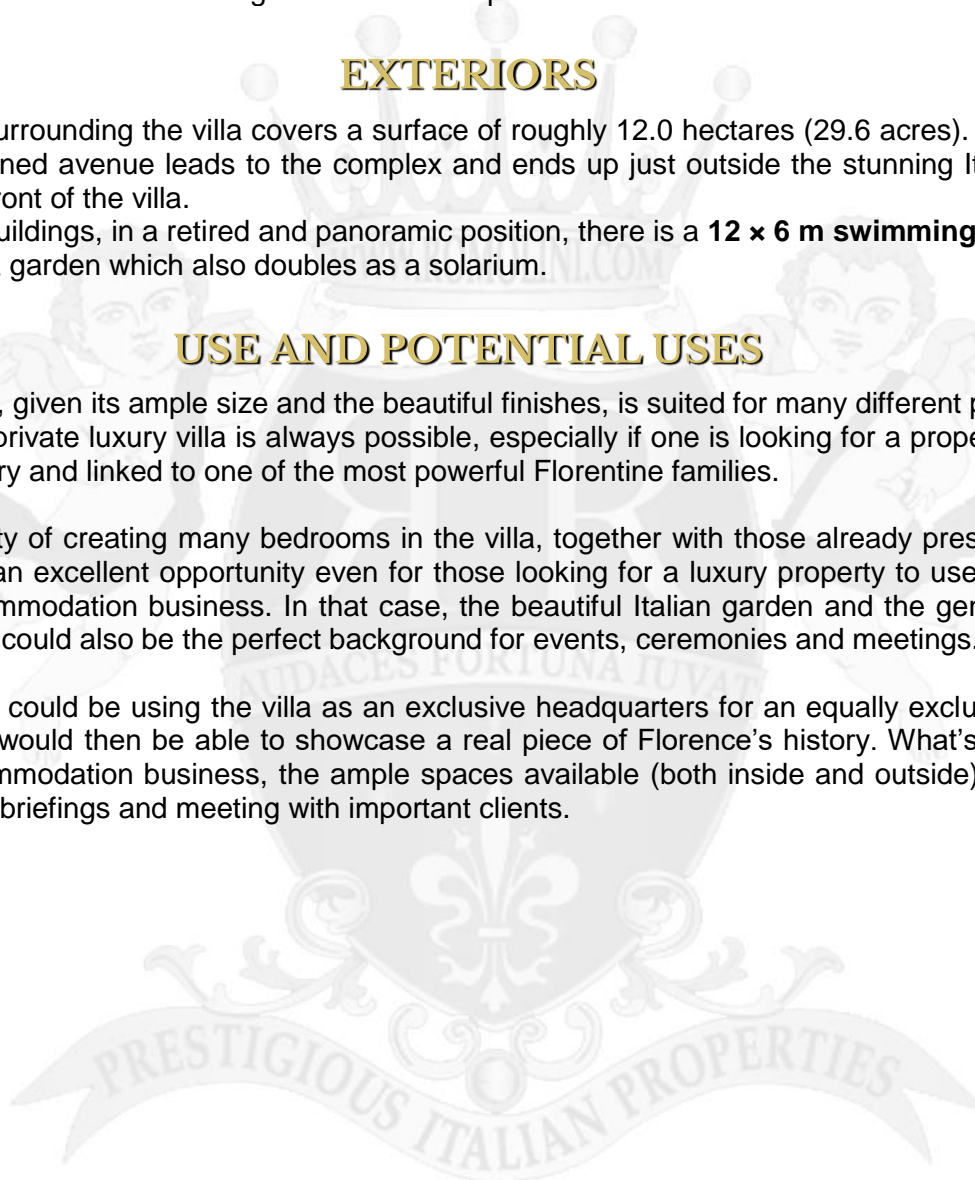
Behind the buildings, in a retired and panoramic position, there is a **12 x 6 m swimming pool** surrounded by a garden which also doubles as a solarium.

USE AND POTENTIAL USES

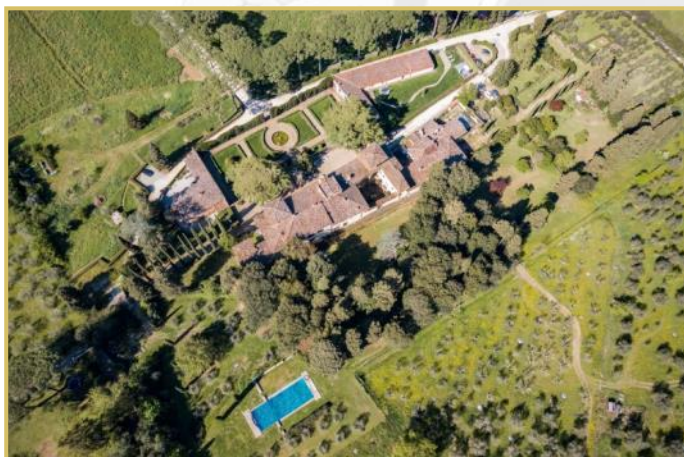
The property, given its ample size and the beautiful finishes, is suited for many different purposes. Its use as a private luxury villa is always possible, especially if one is looking for a property with a notable history and linked to one of the most powerful Florentine families.

The possibility of creating many bedrooms in the villa, together with those already present in the annexes, is an excellent opportunity even for those looking for a luxury property to use in an exclusive accommodation business. In that case, the beautiful Italian garden and the generous reception halls could also be the perfect background for events, ceremonies and meetings.

Another idea could be using the villa as an exclusive headquarters for an equally exclusive company, which would then be able to showcase a real piece of Florence's history. What's more, as for the accommodation business, the ample spaces available (both inside and outside) are ideal for company briefings and meeting with important clients.



EXTERIORS PHOTOS



INTERIORS PHOTOS

