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IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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Ref. 2092 – APPARTAMENTO DEL PARADISO

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## APARTMENTS FOR SALE IN A HISTORIC VILLA JUST OUTSIDE THE CITY CENTER OF FLORENCE

**Florence – Florence – Tuscany**

[www.romolini.co.uk/en/2092](http://www.romolini.co.uk/en/2092)



**Interiors**  
450 sqm

**Bedrooms**  
4 (up to 6)

**Bathrooms**  
4

**Exteriors**  
Courtyard, terraces

In a hilly and panoramic position overlooking the historic center of **Florence**, 450-sqm **apartments** inside a **historic villa**. The property, restored and in excellent condition, is the typical Florentine **manorial dwelling** with high frescoed ceilings, bright rooms and a beautiful internal courtyard. The property, currently made up of two separate apartments but easily connected, features a total of 4 bedrooms and 4 bathrooms, with the possibility of converting part of the lofts into two additional bedrooms.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2088 – APPARTAMENTO DEL PARADISO

**TYPE:** apartments inside historic villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic overlooking Florence

**MUNICIPALITY:** Florence

**PROVINCE:** Florence

**REGION:** Tuscany

**INTERIORS:** 450 square meters (4,842 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 4 (up to 6)

**BATHROOMS:** 4

**MAIN FEATURES:** original terracotta floors, frescoed halls, ample windows, terraces, windows overlooking the internal courtyard, private car spots, excellent investment opportunity

**LAND:** no, but terraces

**GARDEN:** no, but terraces

**ANNEXES:** no

**ACCESS:** excellent

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** municipal network

**HEATING SYSTEM:** radiators + fan coils

## CLOSEST CITIES AND TOWNS

Basic services (2km; 5'), historic center of Florence (4km; 10'), San Gimignano (54km; 55'), Arezzo (70km; 50'), Siena (72km; 55'), Volterra (75km; 1h 10'), Lucca (89km; 1h), Montepulciano (103km; 1h 10'), Pisa (110km; 1h 10'), Montalcino (110km; 1h 30')

## CLOSEST AIRPORTS

Firenze Vespucci (29km; 20'), Pisa Galilei (89km; 1h 10'), Bologna Marconi (110km; 1h 10'), Perugia San Francesco (154km; 1h 40'), Roma Ciampino (281km; 2h 50'), Roma Fiumicino (296km; 2h 55')



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## APPARTAMENTO DEL PARADISO

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This layout with two independent units makes the property very suitable as an investment: the two units could indeed be rented out for an income. One could also inhabit one of the apartments while renting the other one out.

Basic services are just 2 km from the property, while the historic center of Florence is no more than 5 minutes away by car. The airport of Florence is less than 20 minutes from the property and several cities of **Tuscany** can be reached in less than two hours by car (San Gimignano, Siena, Lucca, Montepulciano, Pisa...).

## DESCRIPTION OF THE PROPERTY

The **two apartments** (450 sqm – 4,842 sqft in total) are located on the first floor of the historic villa, revolving around the central courtyard. Originally, the two units were connected by a door between the two kitchens. This hole has been walled up in recent times to create two independent apartments, but the stone frame is still there and opening back the wall is no big deal if one is looking for a more spacious house.

From the condominium staircase one reaches the landing with two doors, one facing the other.

On the right-hand side of the landing is **apartment A** (320 sqm – 3,443 sqft, 3 bedrooms and 2 bathrooms). Upon entering, is a beautiful reception hall with four doors and exit onto the spacious main terrace. On the right side, the first door leads into the kitchen with dining room and terrace, while the second one leads into the first bedroom and one of the bathrooms.

On the left side, instead, the doors lead into a cozy sitting room and a studio. From this last room one can then enter two double bedrooms with a bathroom set at the end of the corridor.

The apartment, in excellent condition, boasts the typical finishes commonly found in the manorial villas around Florence. The rooms, all very bright, are paved with Tuscan terracotta tiles and feature beautifully frescoed ceilings with late-Renaissance and Baroque decorations.

Back to the condominium landing, on the left is **apartment B** (130 sqm – 1,399 sqft, 1 bedroom and 2 bathrooms). A beautiful windowed corridor overlooking the central courtyard leads, in order, to the dining room and the kitchen (connected with each other) and, at the end, to the bedroom and the bathroom. A short staircase from the entrance leads up into the lofts, made up of spacious rooms that could be converted into two additional bedrooms with a small service bathroom.

## HISTORY OF THE VILLA

The villa was already there in the 14th century, owned by the wealthy Antonio di Messer Nicolaio degli Alberti. The political turmoil in Florence, at the beginning of the 15<sup>th</sup> century, drove Alberti into exile and the house was then sold by the municipality to one Como di Bardo.

Thanks to powerful friendships and acquaintances, Alberti managed to take back his villa just a few years back and in the early 16<sup>th</sup> century, one of his descendants brought it as a dowry to Salvestro di Piero Cambi, whose family then kept the villa until 1627.



Passing through the hands of several notable Florentine families (Masetti, Cardini, Luti, Barone), la villa lost its Renaissance layout to become the more modern building we can still see nowadays at the top of the hill.

## EXTERIORS

The villa revolves around a characteristic central courtyard decorated with *pietra serena* arches and statues. Outside the villa there are two graveled aprons with private car spots for the apartment.

The main terrace (40 sqm – 430 sqft) faces northeast and is also excellent for *al fresco* dinners, with Florence in the background. On the southwestern side there is a second terrace, smaller than the first one but nonetheless suitable for pleasant outdoor moments.





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## PHOTOS OF THE APARTMENT



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