



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2092 – FLORENCE PANORAMA

## LUXURY VILLA WITH POOL AND VIEW OVER FLORENCE FOR SALE IN TUSCANY

**Florence – Florence – Tuscany**

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



**Interiors**  
775 sqm

**Bedrooms**  
6

**Bathrooms**  
8

**Land**  
4,000 sqm

**Swimming pool**  
10 x 6 m

On the hills surrounding Florence, in a very panoramic position with a direct view of the historic center of the city, luxury villa with pool, wellness center and garden. The building (over 600 sqm) has been finely restored and converted into a luxury house (6 bedrooms and 8 bathrooms) with all the comforts. Two panoramic terraces allow admiring the historic center of Florence and a 10 x 6 m pool in the upper part of the garden is the ideal place to spend unforgettable summer days.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2092 – FLORENCE PANORAMA

**TYPE:** luxury villa

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramic with view over Florence

**MUNICIPALITY:** Fiesole

**PROVINCE:** Florence

**REGION:** Tuscany

**INTERIORS:** 775 square meters (8,339 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** 6

**BATHROOMS:** 8

**MAIN FEATURES:** panoramic terraces overlooking Florence, *boiserie*, wooden beams with terracotta tiles, winding staircase, parquet flooring, moldings, wellness center, pool with wooden sunbathing area, veranda with gym, conservatory, ample garage, pergola with creepers

**LAND:** 4,000 square meters (1.0 acre)

**GARDEN:** yes, well maintained

**ANNEXES:** garage, wellness center

**ACCESS:** excellent

**SWIMMING POOL:** 10 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** municipal network (energy class D, G)

**HEATING SYSTEM:** fan coils + 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; 20'), Pisa Galilei (94km; 1h 10'), Bologna Marconi (115km; 1h 20'), Roma Ciampino (286km; 2h 50'), Roma Fiumicino (301km; 3h)



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## FLORENCE PANORAMA

On the hills surrounding **Florence**, in a very panoramic position with a **direct view of the historic center** of the city, **luxury villa** with pool, **wellness center** and garden. The building (over 600 sqm) has been finely restored and converted into a luxury house (6 bedrooms and 8 bathrooms) with all the comforts. Two **panoramic terraces** allow admiring the historic center of Florence and a **10 x 6 m pool** in the upper garden is the ideal place to spend unforgettable summer days.

The location is very convenient as far as services are concerned, since they are available at just 5 minutes from the property, while **Florence** and **Fiesole** can be reached in 15 minutes by car. The closest airport is Firenze Vespucci, just 12 km from the property (20' by car).

## DESCRIPTION OF THE BUILDINGS

The **villa** (625 sqm – 6,725 sqft, 6 bedrooms and 8 bathrooms) can be seen as the union of the two independent parts, a very convenient layout if one wants to split the building to rent a section to guests. Both parts of the villa feature an independent access.

The **main residence** (375 sqm – 4,035 sqft, 5 bedrooms and 5 bathrooms) is laid over two floors. The lower level houses the living area made up of living room with dining area, kitchen, a beautiful library/reading room with a gallery, the wine cellar, a bedroom with private wardrobe, several closets and two bathrooms. Moving to the upper floor (also accessible through a stunning veranda currently used as a gym/fitness area) one reaches the sleeping area made up of two bedrooms with en-suite bathroom and two bedrooms with a shared bathroom.

A winding staircase, located outside between the veranda and one of the bedrooms, leads onto the panoramic terrace (40 sqm) on the roof of the building.

From the kitchen, a corridor leads into a peculiar dining room created in what was a **conservatory** (50 sqm – 538 sqft). This room connects the main residence to what we could call a **guesthouse** (200 sqm – 2,152 sqft, 1 bedroom and 3 bathrooms), located on a slightly lower level. From the previously mentioned dining room, through a doorway, one can go right to a second panoramic terrace (160 sqm) on the roof of the guesthouse. Going left, instead, one ends up inside the building made up of an ample living room with fireplace, a kitchen, a bright dining room, a bedroom with bathroom and two independent bathrooms. On the rear of the guesthouse are several technical rooms servicing the villa.

Right next to the pool, a staircase leads downward into an underground unit housing the systems of the pool and a small **wellness center** (20 sqm – 215 sqft) with sauna and showers.

The access alley ends up, through a ramp, into an ample **underground garage** (130 sqm – 1,399 sqft) where one can easily park up to four cars.

## STATE AND FINISHES

The building has been restored preserving the typical features of the building wherever possible, including the wooden beams and fixtures and the terracotta tiles on the ceiling. It has been decided to equip the villa with the most modern comfort, hiding them with exquisite *boiserie* and period furniture. Floors are covered in high-quality parquet and the building features an "invisible" heating/cooling system, perfectly integrated in each room. The dining room of the guesthouse, in particular, sports a steel frame with a glass ceiling that brightens the room, making it very cozy and warm both in summer and winter.



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## EXTERIORS

The villa features an ample 4,000-sqm garden, well maintained and embellished by decorative flowers and plants. Behind the villa, in a raised position, is the pool area made up of a 10 × 6 m basin surrounded by a wooden-paved sunbathing area offering a stunning view over the historic center of Florence. The courtyard between the main residence and the guesthouse houses a convenient pergola covered in creepers, excellent for *al fresco* dinners with friends.

## MAP OF THE PROPERTY



## EXTERIORS PHOTOS



## INTERIORS PHOTOS





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## INTERIORS PHOTOS

