

Ref. 2130 – **VILLA DESIGN VINCI**www.romolini.com/en/2130

MODERN LUXURY VILLA WITH POOL FOR SALE IN VINCI, JUST 30' FROM FLORENCE, TUSCANY

Vinci – Florence – Tuscany**Interiors**
630 sqm**Bedrooms**
6**Bathrooms**
7**Total land**
3,060 sqm**Swimming pool**
12 × 3 m

In panoramic position on the hills of Tuscany, not far from Florence and Vinci, modern villa with garden and pool. The building (600 sqm) is modern in style, with simple geometric shapes and bright rooms, including 6 ample bedrooms, beautiful living areas and even a wellness center. Outside, over 3,060 sqm of garden surrounds the house and house the 13 × 6 m swimming pool with view over the surrounding vineyards and olive groves.

SUMMARY OF THE PROPERTY

REFERENCE #: 2130 – VILLA DESIGN VINCI

TYPE: villa with garden and pool

CONDITIONS: newly built

LOCATION: residential area, panoramic

ACCESS: excellent

INTERIORS: 630 square meters (6,779 square feet)

TOTAL ROOMS: 13

BEDROOMS: 6

BATHROOMS: 7

ANNEXES: garage

MAIN FEATURES: modern building, ample windows, parquet and travertine floors, porticos, terraced garden, domotics system, photovoltaic system, video-surveillance, automated gate, swimming pool, garage, private parking

TOTAL LAND: 3,060 square meters (0.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 3 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

ENERGY CERTIFICATE:  (EP_{gl, nren} = 76.29 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Vinci (8km; 15'), San Miniato (12km; 20'), Castelfiorentino (20km; 25'), Florence (37km; 1h), San Gimignano (44km; 50'), Lucca (52km; 1h), Volterra (57km; 1h), Pisa (57km; 50'), Siena (78km; 1h 10'), Arezzo (109km; 1h 30'), Montepulciano (141km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (33km; 40'), Pisa G. Galilei (52km; 40'), Bologna G. Marconi (121km; 1h 35'), Roma Ciampino (319km; 3h 30'), Roma Fiumicino (334km; 3h 30')

VILLA DESIGN VINCI

In panoramic position on the hills of **Tuscany**, not far from **Florence** and **Vinci**, **modern villa** with garden and pool. The building (600 sqm) is modern in style, with simple geometric shapes and bright rooms, including 6 ample bedrooms, beautiful living areas and even a wellness center. Outside, over **3,060 sqm of garden** surrounds the house and house the **13 x 6 m swimming pool** with view over the surrounding vineyards and olive groves.

Services are all available in the nearby town (2km; 5') and from the villa one can reach all the art cities of Tuscany in less than two hours (San Miniato, Pisa, Florence, San Gimignano, Siena, Volterra...).

DESCRIPTION OF THE BUILDINGS

The **villa** (600 sqm – 6,456 sqft, 6 bedrooms and 7 bathrooms) is laid over three floors, each with direct access from outside thanks to the terraced garden surrounding the building. Entering the ground floor one finds a bright living room connected to the kitchen with its own dining area. The living area is then completed by a laundry and a guest bathroom. A corridor leads to the first sleeping area made up of a studio, a bedroom with private bathroom and two more bedrooms sharing a bathroom.

A staircase from the living room leads to the upper floor, to a second living area, also characterized by ample windows opening onto a porch. From here one can then enter the dining area (connected to the underlying kitchen by a dumbwaiter). The central corridor leads to the second sleeping area housing a master bedroom with private bathroom and walk-in closet, a second bedroom with private bathroom and walk-in closet and a third bedroom with an independent bathroom.

Descending to the lower level of the villa, again from the living area on the ground floor, is a fitness area, brightened by a full-wall window and fitted with a bathroom with shower.

Outside, in a defiladed position from the villa, is a **garage** (30 sqm – 323 sqft) with room to shelter up to two cars.

STATE AND FINISHES

The villa was built following the criteria of eco-sustainability, using the most modern technology to exploit geothermal and solar energy. Interiors are simple and elegant, all featuring white walls and lightly-colored floorings (made out of high-quality parquet and travertine) that make the villa very bright and welcoming, thanks also to the ample windows opening onto the garden and ensuring continuity between interiors and exteriors.

EXTERIORS

The villa sits at the center of a **3,060-sqm well-maintained and fenced garden** landscaped over three terraces and dotted with decorative plants, olive trees and scented trees. Exiting the living area on the ground floor, there is a cozy outdoor sitting corner with a sycamore granting shadow, and a few steps from here is a pergola covering the outdoor dining area, fitted with BBQ and a kitchen counter with a washbasin.

A ramp leads to the lower terrace where one finds the **12 x 3 m swimming pool** with an *Infinity* edge overlooking the valley. The pool has a depth ranging between 1.3 and 2.0 meters and is lighted. The sunbathing area surrounding the pool is excellent for sun beds and is equipped with a hot/cold shower.

The property also features a video-surveillance system with an automated access gate, behind which is an ample parking area for up to five cars.



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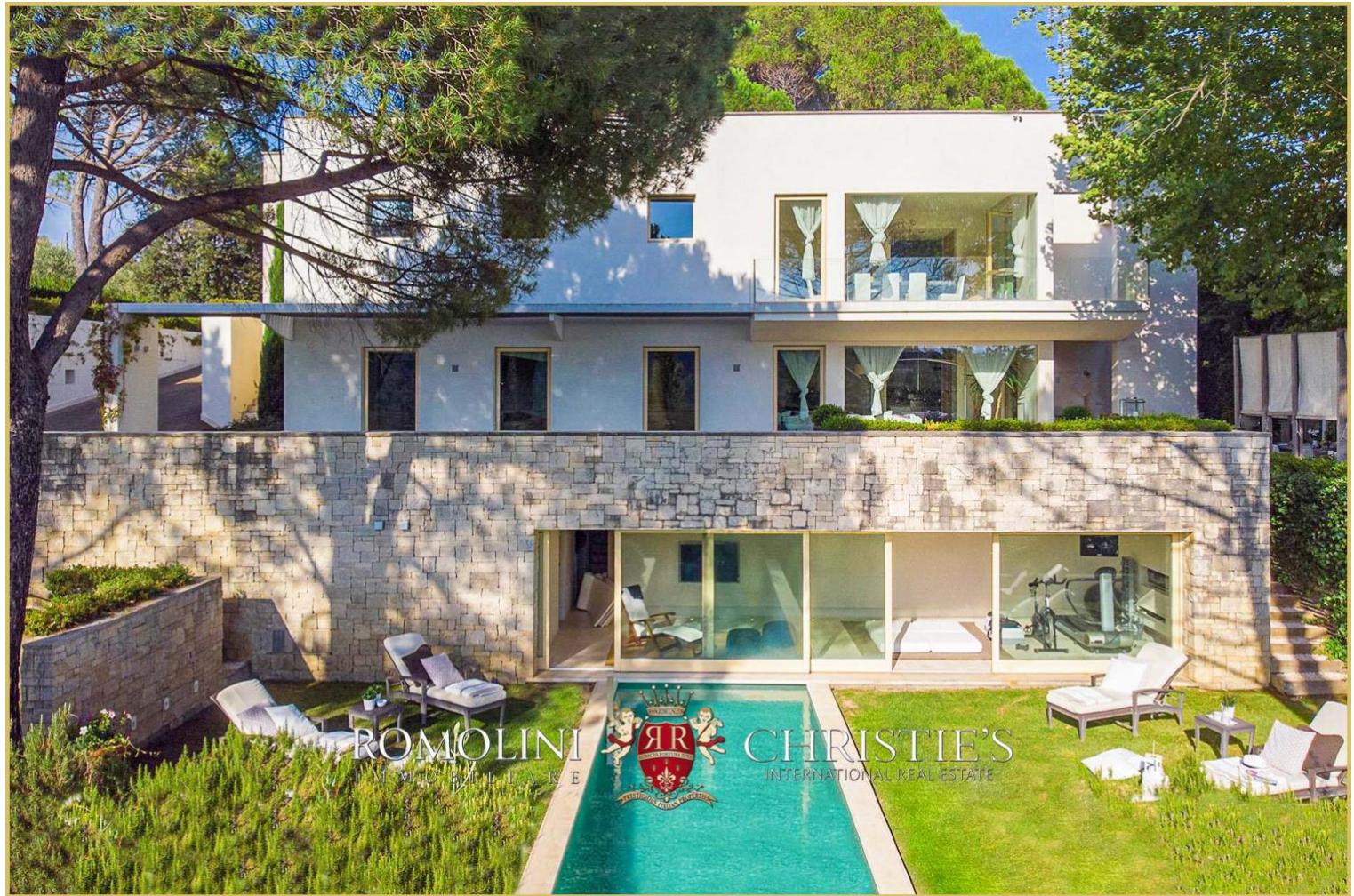
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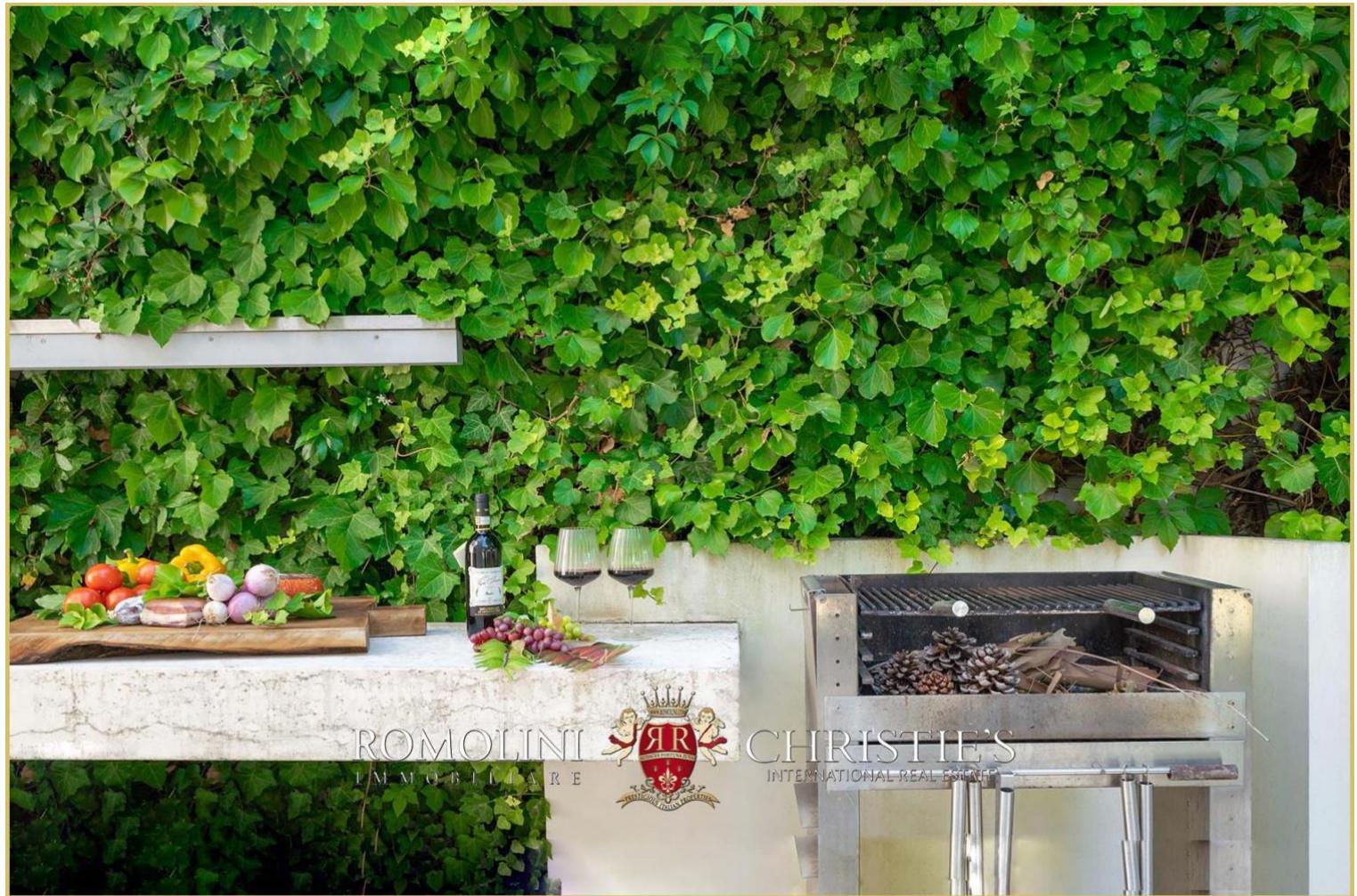
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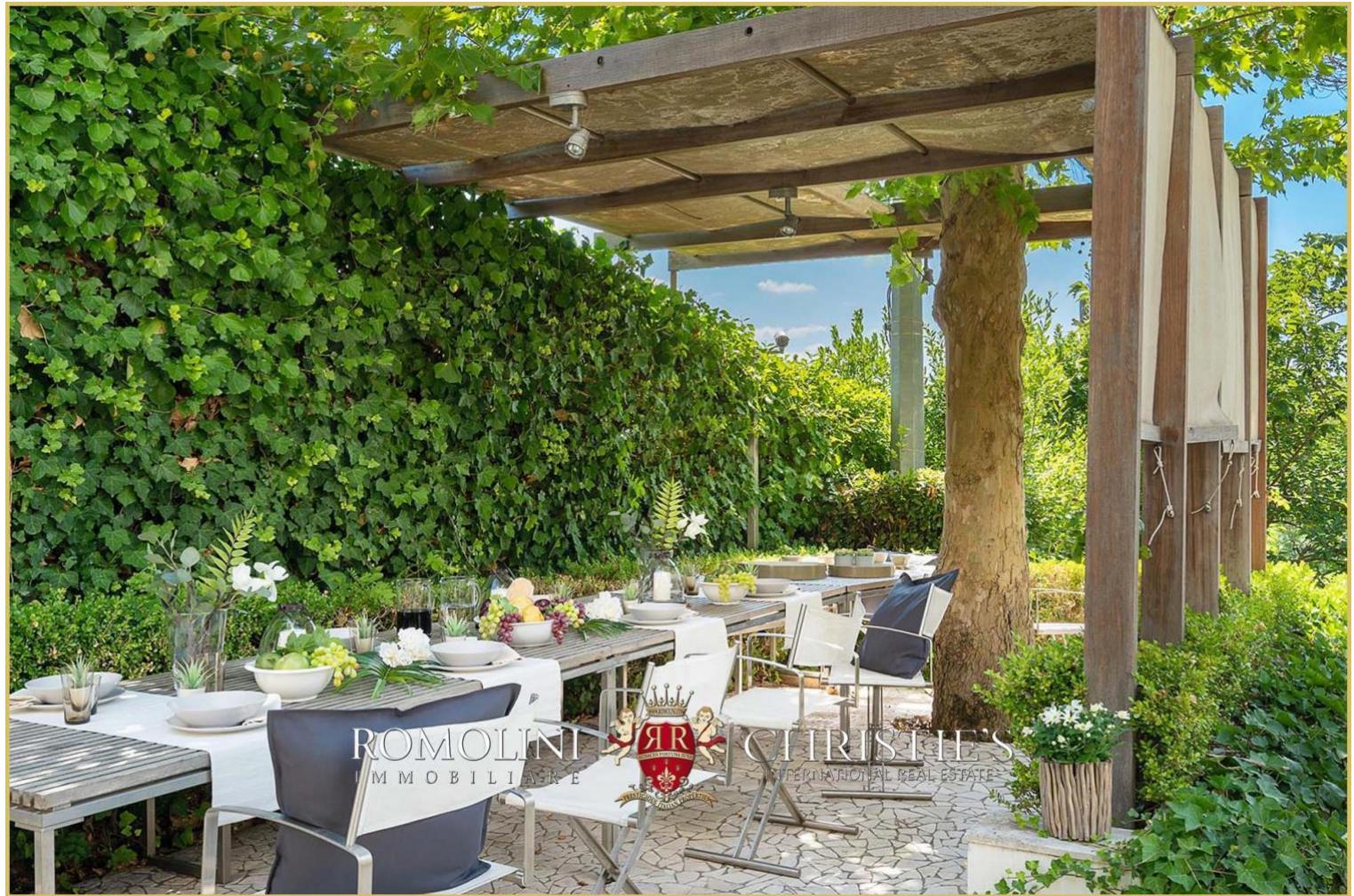
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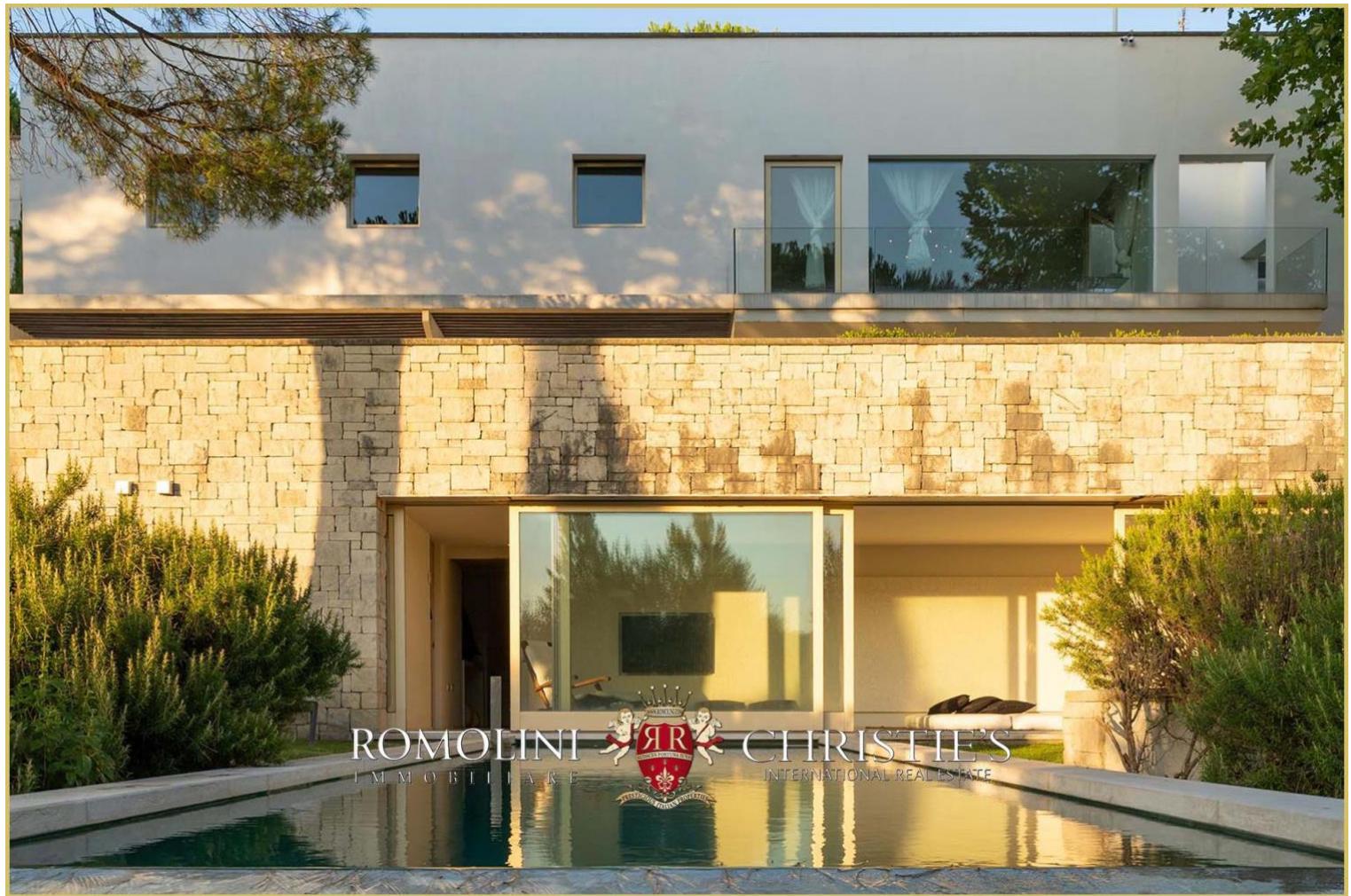


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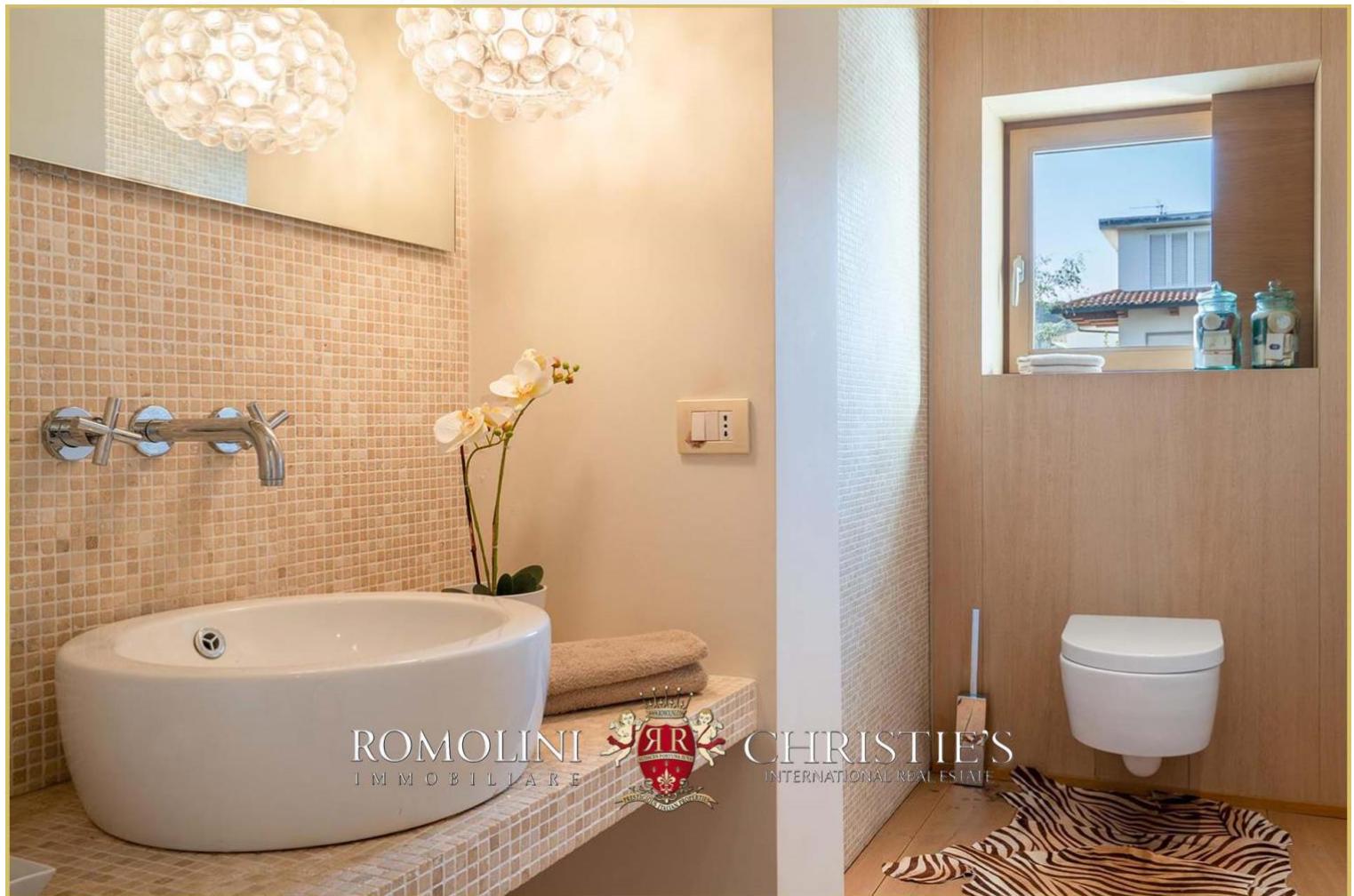




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