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Ref. 2157 – TOUCHING THE DUOMO

CATHEDRAL VIEW APARTMENTS FOR SALE IN PIAZZA DEL DUOMO, FLORENCE

Florence – Florence – Tuscany
www.romolini.co.uk/en/2157



Interiors
260 sqm

Bedrooms
4

Bathrooms
4

In a unique position in Piazza del Duomo, inside a restored *palazzo*, luxury apartments with terraces for sale. The two units (260 sqm in total) are currently independent but could be easily joined together to have a single huge exclusive residence with 4 bedrooms, 4 bathrooms and two beautiful terraces where you can almost touch the cathedral. Unique investment opportunity for those who are looking for either a private house in the heart of Florence or a rental property in one of the world's most beautiful cities.

SUMMARY OF THE PROPERTY

REFERENCE #: 2157 – TOUCHING THE DUOMO

TYPE: Duomo view apartments

CONDITIONS: restored

LOCATION: historic center, Piazza del Duomo

MUNICIPALITY: Florence

PROVINCE: Florence

REGION: Tuscany

INTERIORS: 260 square meters (2,798 square feet)

TOTAL ROOMS: 10

BEDROOMS: 4

BATHROOMS: 4

MAIN FEATURES: noble *palazzo*, Duomo view terraces, ample windows, parquet flooring, wooden beams, original stone fireplace, air conditioning

LAND: terrace (20 sqm)

GARDEN: no, but terraces

ANNEXES: no

ACCESS: excellent

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Greve in Chianti (32km; 45'), Castellina in Chianti (43km; 50'), Colle di Val d'Elsa (49km; 50'), Radda in Chianti (50km; 1h 5'), San Gimignano (56km; 1h), Monteriggioni (57km; 55'), Gaiole in Chianti (70km; 1h 20'), Siena (73km; 1h 10'), Volterra (76km; 1h 20'), Lucca (82km; 1h 10'), Arezzo (83km; 1h 15'), Pisa (84km; 1h 15'), Montalcino (111km; 1h 50'), Montepulciano (113km; 1h 35')

CLOSEST AIRPORTS

Firenze Vespucci (8km; 20'), Pisa Galilei (81km; 1h 5'), Bologna Marconi (103km; 1h 25'), Roma Ciampino (290km; 3h), Milano Linate (299km; 3h), Roma Fiumicino (305km; 3h 5'), Milano Malpensa (353km; 3h 35')



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Unique investment opportunity for those who are looking for either a private house in the heart of Florence or a **rental property** in one of the world's most beautiful cities.

Services are all available in the immediate vicinity, thanks also to the central location of the property inside Florence. Moving throughout Italy is very simple as well, since the **Santa Maria Novella train station** is just 10 minutes away from the property on foot.

DESCRIPTION OF THE APARTMENTS

The apartments (260 sqm – 2,798 in total) are located on the two upper floors of a restored manorial **palazzo** in the northern side of the square, just an actual stone's throw from the Cathedral.

From the condominium landing, the first door leads into **Unit N°1** (110 sqm – 1,184 sqft). The first room is an ample living room leading in turn to the first bedroom with a small terrace facing the Cathedral. From the living room, a staircase leads to the upper floor. Halfway through, on the right, is a bathroom with tub. Once on the first floor, we find a dining room, a kitchen and a WC. Both the dining room and the kitchen feature windows leading outside onto the beautiful panoramic terrace, where you have the impression of being able to touch the Church. With just over 20 sqm of surface, the terrace is also ideal for *al fresco* breakfasts and dinners.

Back to the condominium landing, the second leads into **Unit N°2** (150 sqm – 1,614 sqft). Once inside we are in a huge living room with dining corner and relax area with fireplace. The kitchen, pretty spacious and fully equipped, is just next to the living room. Another door leads to a hallway servicing the sleeping area made up of a master bedroom with private bathroom (tub), a double bedroom and a service bathroom. A staircase departs from the living room to reach the gallery: here are an office/studio and a single bedroom with many closets and wardrobes.

The two units are next to the each other and are only separated by a wall: if interested, a door could be easily opened through this wall to connect the two units into a single ampler dwelling with two terraces overlooking the Cathedral.

WHAT TO SEE IN FLORENCE

The apartment, thanks to its central position in the heart of **Florence** right in **Piazza del Duomo**, allows reaching many of the most interesting landmarks in the city on foot. Ranked by distance are **Palazzo Medici** (300 m; 5'), and the adjacent Basilica di **San Lorenzo** decorated by Michelangelo and Brunelleschi (300 m; 5'), **Piazza della Signoria** (550 m; 5'), the **Uffizi Gallery** (650 m; 5'), the church of **Santa Croce** with the tombs of many Italian artists (700 m; 10'), the beautiful and unique **Ponte Vecchio** (800 m; 10'), the church of **Santa Maria Novella** (800 m; 10') next to the central station of the city, the impressive **Palazzo Pitti** (1.2 km; 15'), the imposing Medicean **Fortezza da Basso** (1.2 km; 15'), the church of **Santo Spirito** in Oltrarno (1.3 km; 15') and finally the unique and wonderful panoramic terrace of **Piazzale Michelangelo** (1.9 km; 25').

What's more, the many shops and boutiques in the historic center of Florence can be easily reached in a few minutes' walk.

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PHOTOS OF THE APARTMENTS



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