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Ref. 2296 – **VILLA DELLA CORTE**

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## **LUXURY VILLA WITH FORMER PRIVATE CHAPEL FOR SALE ON THE HILLS OF FLORENCE**

**Florence – Florence – Tuscany**

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**Interiors**  
570 sqm

**Bedrooms**  
8

**Bathrooms**  
10

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**Land**  
2,270 sqm

**Swimming pool**  
Approved project

On the hills of Florence, a short distance from the historical center but in a quiet position, historic villa with manorial chapel and garden. The property (570 sqm in total, 8 bedrooms and 10 bathrooms) has four apartments (two in the villa, one in the old chapel and one under the garden) all with independent entry. The paved courtyard (140 sqm) and the well-kept garden (750 sqm) are ideal for pleasant outdoor moments and there is already a project for a pool.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2296 – VILLA DELLA CORTE

**TYPE:** historical villa

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, residential area

**ACCESS:** excellent, paved road

**INTERIORS:** 570 square meters (6,133 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** 8

**BATHROOMS:** 10

**ANNEXES:** manorial chapel

**MAIN FEATURES:** stone walls, vaulted ceilings, wooden truss and beams, wooden floors, original stone fireplaces, manorial chapel, original altar, frescoes, garden, paved courtyard, crenellated wall, original well, olive trees

**EXTERIORS:** 2,270 square meters (0.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (1km; 3'), Bagno a Ripoli (18km; 20'), San Casciano in Val di Pesa (19km; 20'), Greve in Chianti (28km; 35'), Castellina in Chianti (39km; 40'), San Gimignano (51km; 55'), Montepoggio (53km; 45'), Siena (64km; 55'), Gaiole in Chianti (70km; 1h), Volterra (72km; 1h 10'), Arezzo (79km; 1h), Lucca (82km; 1h 10'), Pisa (84km; 1h 10'), Castiglion Fiorentino (97km; 1h 15'), Pienza (119km; 1h 35'), Cortona (119km; 1h 25'), Rome (273km; 2h 55')

## CLOSEST AIRPORTS

Firenze A. Vespucci (12km; 20'), Pisa G. Galilei (81km; 1h 5'), Bologna G. Marconi (103km; 1h 14'), Perugia San Francesco (163km; 1h 50'), Roma Ciampino (290km; 2h 55'), Roma Fiumicino (304km; 3h)



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## VILLA DELLA CORTE

On the hills of **Florence**, a short distance from the **historical center** but in a quiet position, **historic villa** with **manorial chapel** and garden. The property (570 sqm in total, 8 bedrooms and 10 bathrooms) has **four apartments** (two in the villa, one in the old chapel and one under the garden) all with independent entry. The **paved courtyard** (140 sqm) and the **well-kept garden** (750 sqm) are ideal for pleasant outdoor moments and there is already a **project for a pool**.

Services are all available nearby (less than 1km by car) and the historic center of Florence is a little further away. Many of **Tuscany's** art cities are just over an hour's drive away (San Gimignano, Siena, Volterra, Lucca, Pisa...), while Florence international airport is about 12 km from the villa.

## DESCRIPTION OF THE BUILDINGS

The **manorial villa** (350 sqm – 3,766 sqft, 6 bedrooms and 7 bathrooms) is currently divided into two apartments with independent access that could easily be combined to form a single dwelling.

- The **main apartment** (275 sqm – 2,959 sqft, 4 bedrooms and 5 bathrooms) is on two levels: on the ground floor is the large kitchen with dining area, a staff room with bathroom and laundry room, spacious TV room, service bathroom, study and a large reception hall with vaulted ceiling, fireplace and dining area with exit to the courtyard. Going upstairs, one reaches the sleeping area composed of the master bedroom with walk-in wardrobe and private bathroom, two bedrooms and two bathrooms. The exclusive courtyard, enclosed by a crenellated wall, is the perfect place for pleasant outdoor moments and summer events.
- The **guest apartment** (75 sqm – 807 sqft, 2 bedrooms and 2 bathrooms) is located on the first floor and can be reached via an external staircase directly from the garden. Here, one enters into a spacious living room with kitchen and dining area, two bedrooms, cloakroom and two bathrooms. The unit requires finishing work and is therefore customizable.

Beyond the garden of the villa is the **private chapel** (90 sqm – 968 sqft, 1 bedroom and 2 bathrooms), dating back to the 13<sup>th</sup> century and dedicated to Gino Capponi (who was buried here, until his transfer to Santa Croce): the building, now deconsecrated and decorated by Riccardo Barthel, has been converted into a guesthouse with a living area on the ground floor (sitting room, kitchen and bathroom) and a sleeping area on the first floor (bedroom and bathroom). The chapel altar is still in place and dominates the elegant living room.

Finally, a **guest apartment** (130 sqm – 1,399 sqft, 1 bedroom and 1 bathroom) has been created under the villa's garden. It is totally independent and consists of a living room with kitchenette, bedroom, bathroom and laundry room. The unit could also be used as accommodation for the caretakers and/or villa staff.

## EXTERIORS

The villa has a well-kept **private garden** (750 sqm – 8,070 sqft) that stretches between the villa and the chapel. Next to the chapel, beyond the access road, the **park** (985 sqm) continues and is covered with olive trees that, in addition to providing shade and refreshment in summer, can be used to produce a small quantity of oil for private use. The remaining land includes unpaved portions (the access road, with an easement-of-way in favor of the other residents of the complex) and a **convenient yard** (395 sqm – 4,250 sqft) in which to leave the car.

Particularly interesting is the **exclusive courtyard of the villa** (140 sqm – 1,506 sqft): surrounded by a crenellated wall that shields it from prying eyes, this open space is paved in wood and is home to a characteristic original stone well.

There is also an **approved project** for the construction of a private **swimming pool**.



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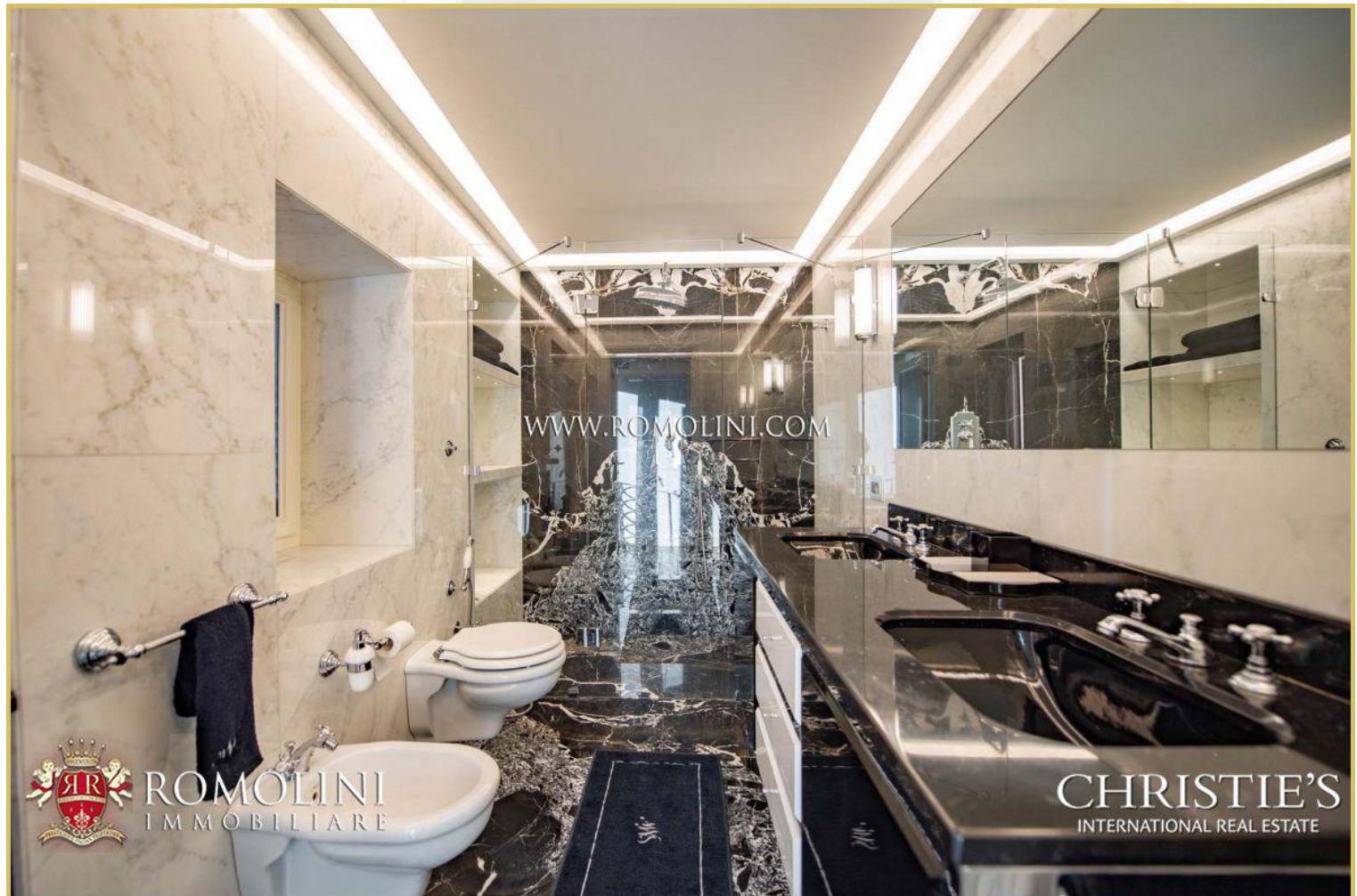
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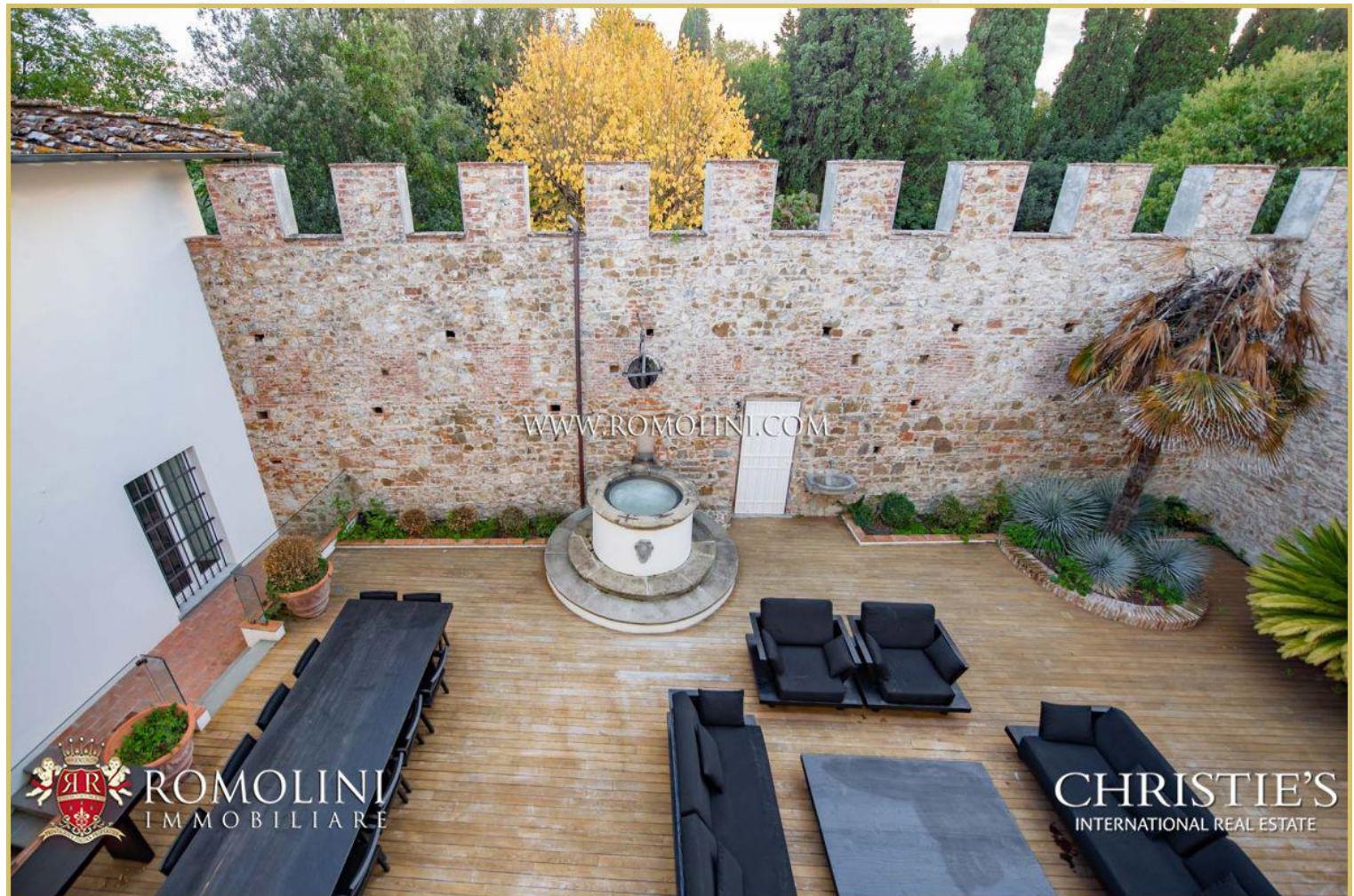
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Via Trieste 10/C  
52031, Anghiari (AR), Toscana, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)