



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2374 – **VILLA VITRUVIO**

LUXURY VILLA WITH POOL AND OLIVE GROVE FOR SALE IN FLORENCE, TUSCANY

Florence – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
1,500 sqm

Bedrooms
15

Bathrooms
11

Swimming pool
11 x 6 m

Land
2.5 ha

Olive grove
1.3 ha

On the hills of Florence, not far from the city, manor villa with park and olive grove for sale. The building (over 1,000 sqm) is a beautiful example of a Renaissance villa (designed by Leon Battista Alberti) with elements and decorations of the highest level. The property is currently divided into apartments and houses a total of 13 bedrooms and 10 bathrooms, as well as beautiful living rooms. Surrounding the villa are the park, pool area and olive grove.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2374 – VILLA VITRUVIO

TYPE: manorial villa

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: excellent, unpaved road (400 m)

INTERIORS: 1,500 square meters (16,139 square feet)

TOTAL ROOMS: 30

BEDROOMS: 15

BATHROOMS: 11

ANNEXES: guesthouse, chapel

MAIN FEATURES: stone and brick walls, coffered ceilings, wooden beams, original terracotta and parquet floors, original fireplaces, *boiserie*, paved courtyard, carved stone frames, original well, olive trees, swimming pool, manorial chapel, loggia

LAND: 2.5 hectares (6.2 acres)

OLIVE GROVE: 1.3 hectares (3.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 11 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Bagno a Ripoli (7km; 10'), Florence (14km; 30'), Greve in Chianti (23km; 35'), San Casciano in Val di Pesa (26km; 30'), San Gimignano (57km; 1h), Monteriggioni (60km; 55'), Arezzo (74km; 1h), Siena (76km; 1h 5'), Volterra (78km; 1h 20'), Lucca (92km; 1h 15'), Pisa (95km; 1h 20'), Pienza (114km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (32km; 35'), Pisa G. Galilei (93km; 1h 10'), Bologna G. Marconi (114km; 1h 20'), Grosseto C. Baccarini (145km; 1h 55'), Perugia San Francesco (Roma Ciampino (285km, 3h), Roma Fiumicino (299km; 3h 5')

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VILLA VITRUVIO

On the hills of **Florence**, not far from the city, **manor villa** with park and **olive grove** for sale. The building (over 1,000 sqm) is a beautiful example of a Renaissance villa (designed by **Leon Battista Alberti**) with elements and decorations of the highest level. The property is currently divided into apartments and houses a total of 13 bedrooms and 10 bathrooms, as well as beautiful living rooms. Surrounding the villa are the park, pool area and olive grove.

The villa is about 1 km from basic services and about 1.5 km from the **A1 highway junction**, a fact that makes it easy to reach much of **Tuscany** and the Italian peninsula. The historic center of Florence is about 14 km away, but many of Tuscany's art cities can be reached in less than an hour and a half by car (San Gimignano, Monteriggioni, Siena, Volterra, Pisa, Lucca...).

DESCRIPTION OF THE BUILDINGS

The **villa** (1,300 sqm – 13,988 sqft, 13 bedrooms and 10 bathrooms), whose facade was designed by architect **Leon Battista Alberti**, is laid over three floors plus a basement level that houses technical rooms and various storages. On the upper floors, the building is a typical example of a manor house, with large halls decorated and embellished with elegant and refined details. The floors in the living area alternate between original terracotta tiles and elaborate parquet with geometric patterns that perfectly blends in with the coffered ceilings.

On the two upper floors, independently accessible from the outside, are two large guest apartments offering a total of 13 bedrooms and 10 bathrooms.

The villa's central courtyard, a typical element of Renaissance and neoclassical buildings, houses the property's ancient well in the center and is decorated with large stone columns demarcating a paved loggia. The large arches overlooking the courtyard are now enclosed with glass windows, ensuring bright and welcoming rooms.

Across the road is a **guesthouse** (165 sqm – 1,775 sqft, 2 bedrooms and 1 bathroom) to be renovated. On the ground floor the building is used as a garage and shed (90 sqm – 968 sqft), while on the upper floor there is an apartment (75 sqm – 807 sqft) very suitable for a keeper.

The property is completed by an **aristocratic chapel** (35 sqm – 376 sqft) located in the park a short distance from the manor house.

EXTERIORS

The villa is surrounded by a **lush park** (8,700 sqm), dotted with tall trees and ornamental plants. The garden itself extends on the south side of the villa and continues around the building where it joins then the pool area. Slightly elevated above the building, atop a series of terraces with hedges and lavender plants, the **11 x 6 m pool** offers a beautiful view of the surrounding hills and is the perfect place to relax outdoors in the summer. At the far end of the pool, a gazebo is perfect for breakfasts and dinners by the pool.

Two convenient parking areas (located at the park entrance and at the back of the building near the pool, respectively) provide enough space for several cars.

The outbuilding across the road also has its own **private garden** (2,600 sqm) to be cleaned up and valorized.

The remaining land is covered by a large **olive grove** (1.3 ha) that allows the production of an excellent extra-virgin olive oil for private use.









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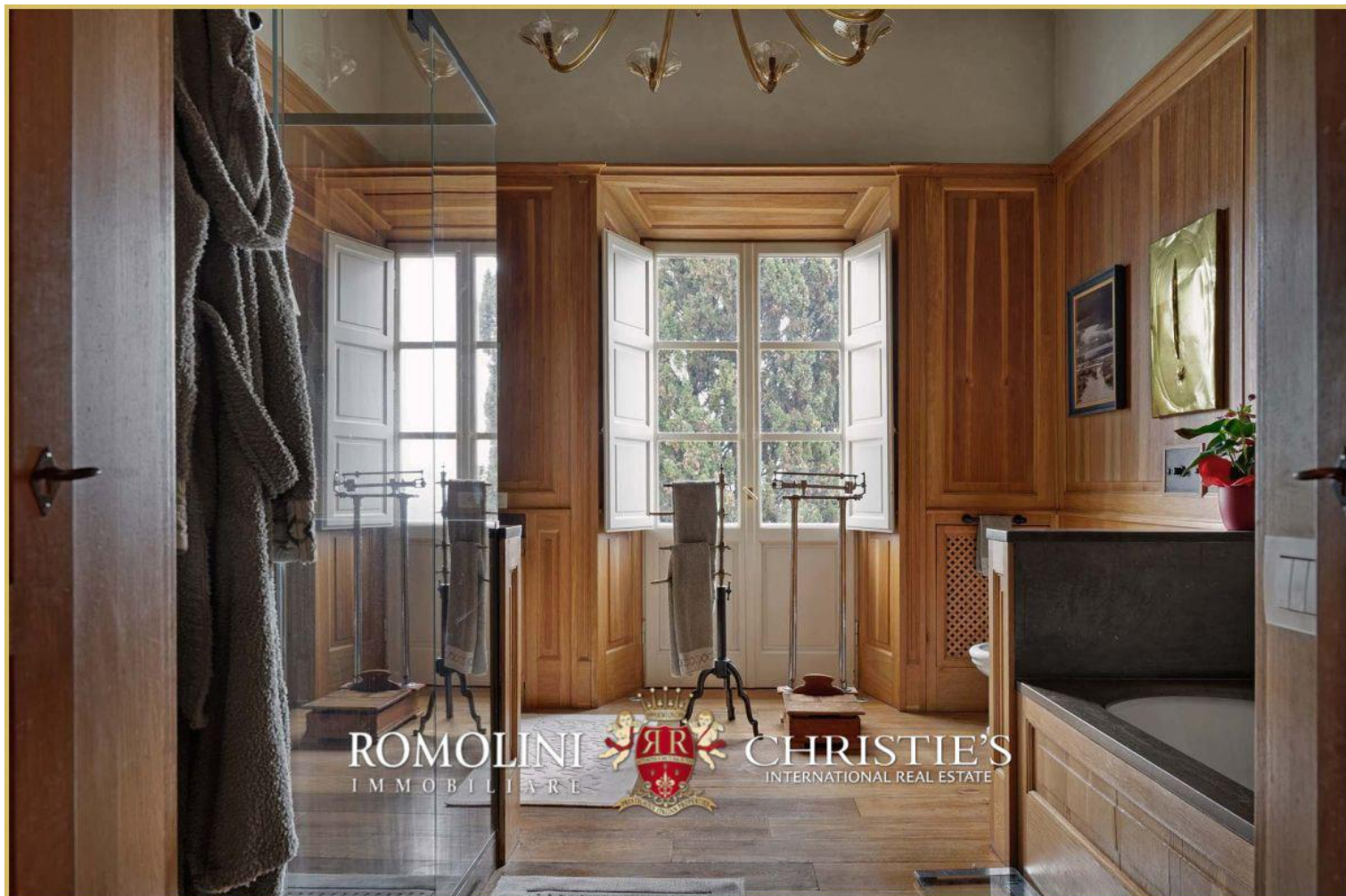


























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