

Ref. 2508 – **VILLA DEI GIULLARI**www.romolini.co.uk/en/2508

PERIOD VILLA TO BE RESTORED FOR SALE IN PIAN DEI GIULLARI, FLORENCE

Florence – Florence – Tuscany**VIEW ON OUR WEBSITE****Interiors**
895 sqm**Bedrooms**
8**Bathrooms**
9**Park**
4.4 ha

On the hills of Florence, in the renowned area of Pian dei Giullari, historic villa with park and olive grove for sale. The buildings (almost 900 sqm) need complete renovation but offer ample space for both a private residence and a small accommodation business. The 4.4-ha park located on the gentle slope of the hill hosts a large olive grove to be recovered and a terraced garden with double access (one for the villa, the other for the outbuildings).

SUMMARY OF THE PROPERTY

REFERENCE #: 2508 – VILLA DEI GIULLARI

TYPE: historic villa

CONDITIONS: to be restored

LOCATION: hilly, very convenient

ACCESS: unpaved road (150 m)

INTERIORS: 895 square meters (9,630 square feet)

TOTAL ROOMS: 23

BEDROOMS: 8

BATHROOMS: 9

ANNEXES: guesthouses, greenhouse

MAIN FEATURES: brick walls, paved terrace, wooden beams, brick arches, terracotta floors, original fireplaces, veranda, loggia with columns, guesthouses, buildings to be restored, olive grove

EXTERIORS: 4.4 hectares (10.9 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: no

ELECTRICITY: already connected

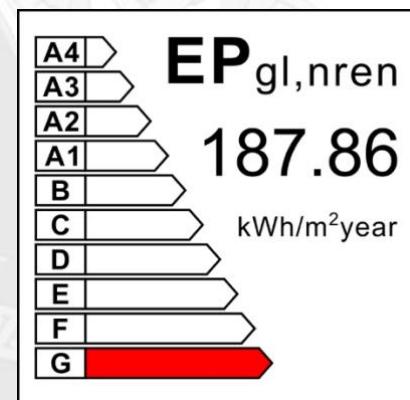
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), historic center of Florence (4km; 10'), Castellina in Chianti (40km; 45'), San Gimignano (50km; 50'), Monteriggioni (54km; 50'), Siena (70km; 1h), Volterra (74km; 1h 20'), Lucca (87km; 1h 10'), Pisa (91km; 1h 20'), Montalcino (108km; 1h 40'), Montepulciano (109km; 1h 30'), Pienza (116km; 1h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (16km; 30'), Pisa G. Galilei (89km; 1h 10'), Bologna G. Marconi (109km; 1h 20'), Grosseto C. Baccarini (140km; 1h 50'), Perugia San Francesco (160km; 2h), Roma Ciampino (287km; 3h), Roma Fiumicino (301km; 3h 10')

VILLA DEI GIULLARI

On the hills of **Florence**, in the renowned area of **Pian dei Giullari**, **historic villa with park and olive grove** for sale. The buildings (almost 900 sqm) need complete renovation but offer ample space for both a private residence and a small accommodation business. The **4.4-ha park** located on the gentle slope of the hill hosts a large **olive grove** to be recovered and a **terraced garden** with double access (one for the villa, the other for the outbuildings).

Services are all available nearby (about 5' drive) and the **historic center of Florence** (Porta Romana) can be reached in less than ten minutes. From the villa you can easily reach both Florence airport (20') and the **A1 highway** from which you can then reach most of the cities of Tuscany in less than two hours (San Gimignano, Lucca, Pisa, Montalcino...).

DESCRIPTION OF THE BUILDINGS

The **main villa** (609 sqm – 6,553 sqft, 5 bedrooms and 6 bathrooms), on the other hand, is divided into three units, as well as housing a spacious garage and cellars in the basement. Two of the apartments could be used as both guest and service staff units.

- **Owners' apartment**: entrance hall with service bathroom, living room with fireplace, dining room with access to veranda, kitchen, three bedrooms and two bathrooms;
- **Janitor's apartment** (ground floor): kitchen, living room, bedroom and bathroom;
- **Guest apartment** (first and second floor): entrance hall, living room, kitchen with small service bathroom and bedroom with en-suite bathroom and walk-in closet.

The villa features a large paved terrace, located right in front of the building, ideal for pleasant outdoor moments in summer.

Guesthouse A (109 sqm – 1,173 sqft, 2 bedrooms and 2 bathrooms) is a trapezoid-shaped building consisting of large living room with kitchen, dining room and two bedrooms with en-suite bathrooms.

Guesthouse B (137 sqm – 1,474 sqft, 1 bedroom and 1 bathroom) is a single-story building leaning against the garden slope, consisting of a large living room, kitchen with dining area, bedroom with bathroom and a spacious cellar.

The last building is a **greenhouse** (40 sqm – 430 sqft) consisting of two rooms, used respectively for sheltering plants in winter and tools.

EXTERIORS

The villa surrounded by a **well-maintained park of 4.4 hectares (10.9 acres)** that includes a garden portion around the buildings, a large **olive grove** (2.8 ha) to be recovered and some portions of arable land (about 1.0 ha covered largely by trees and bushes) to be cleaned and put back into use.

A private road starts from a secondary private access and leads directly to the outbuildings without passing through the villa.



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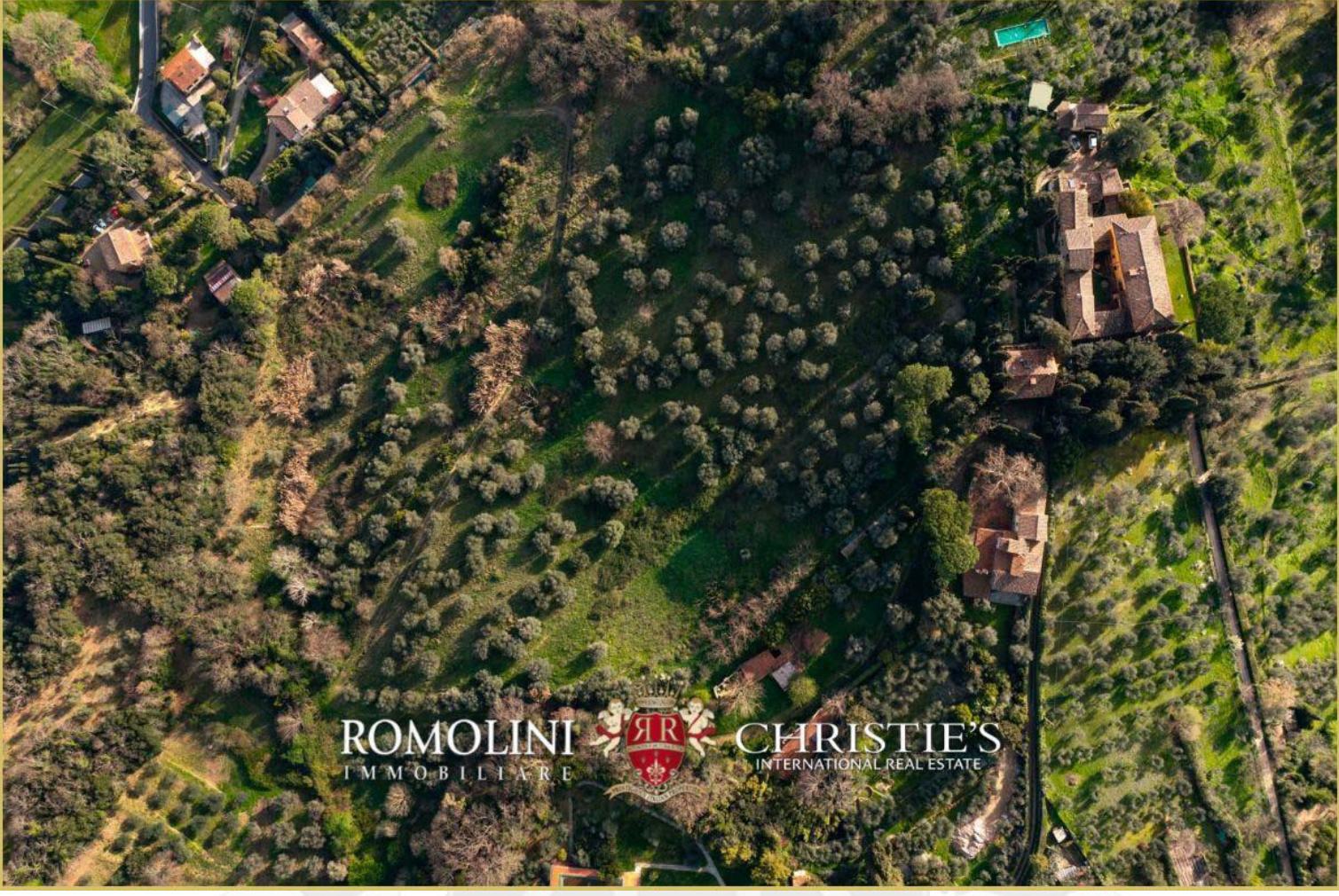
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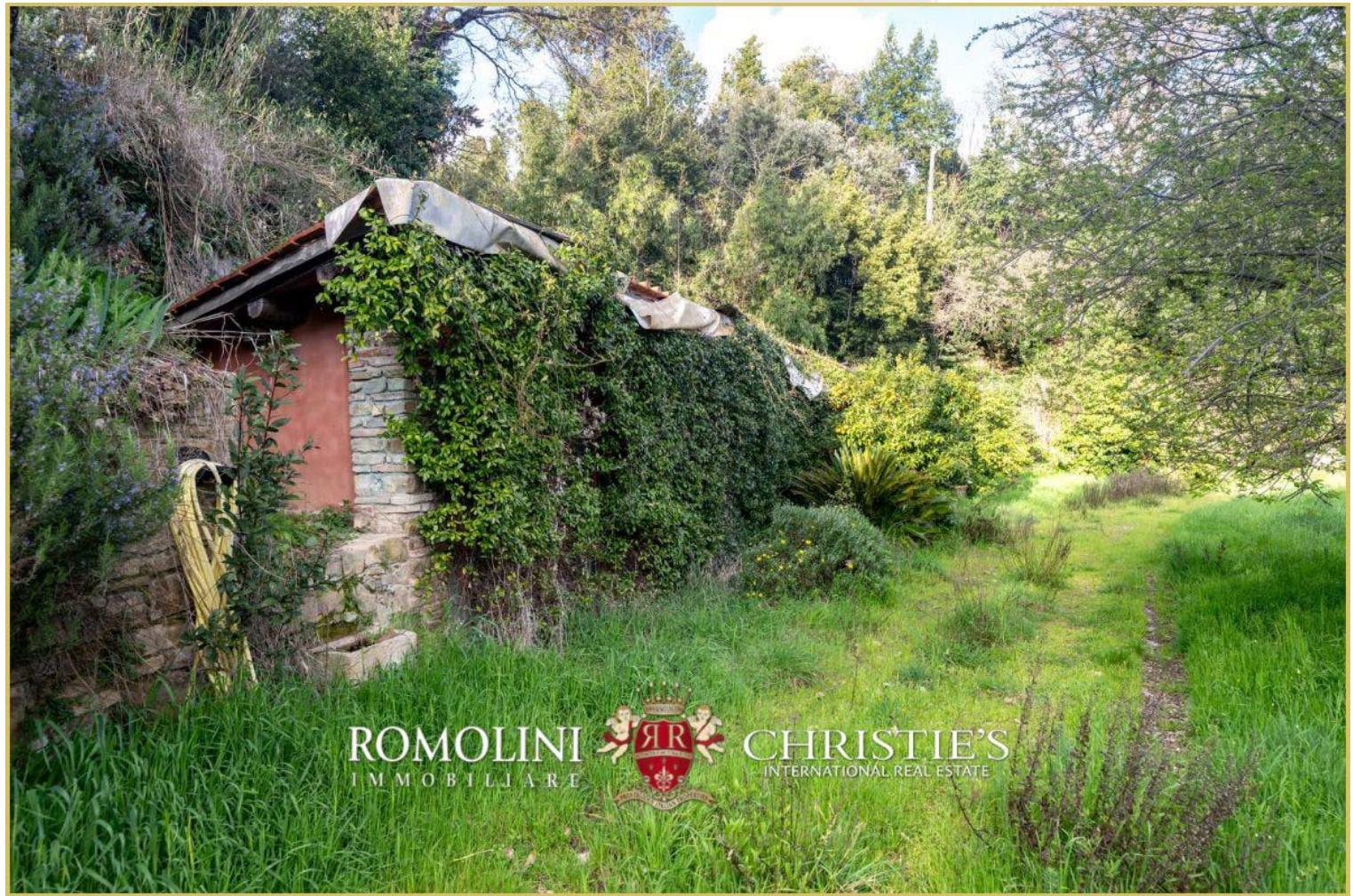
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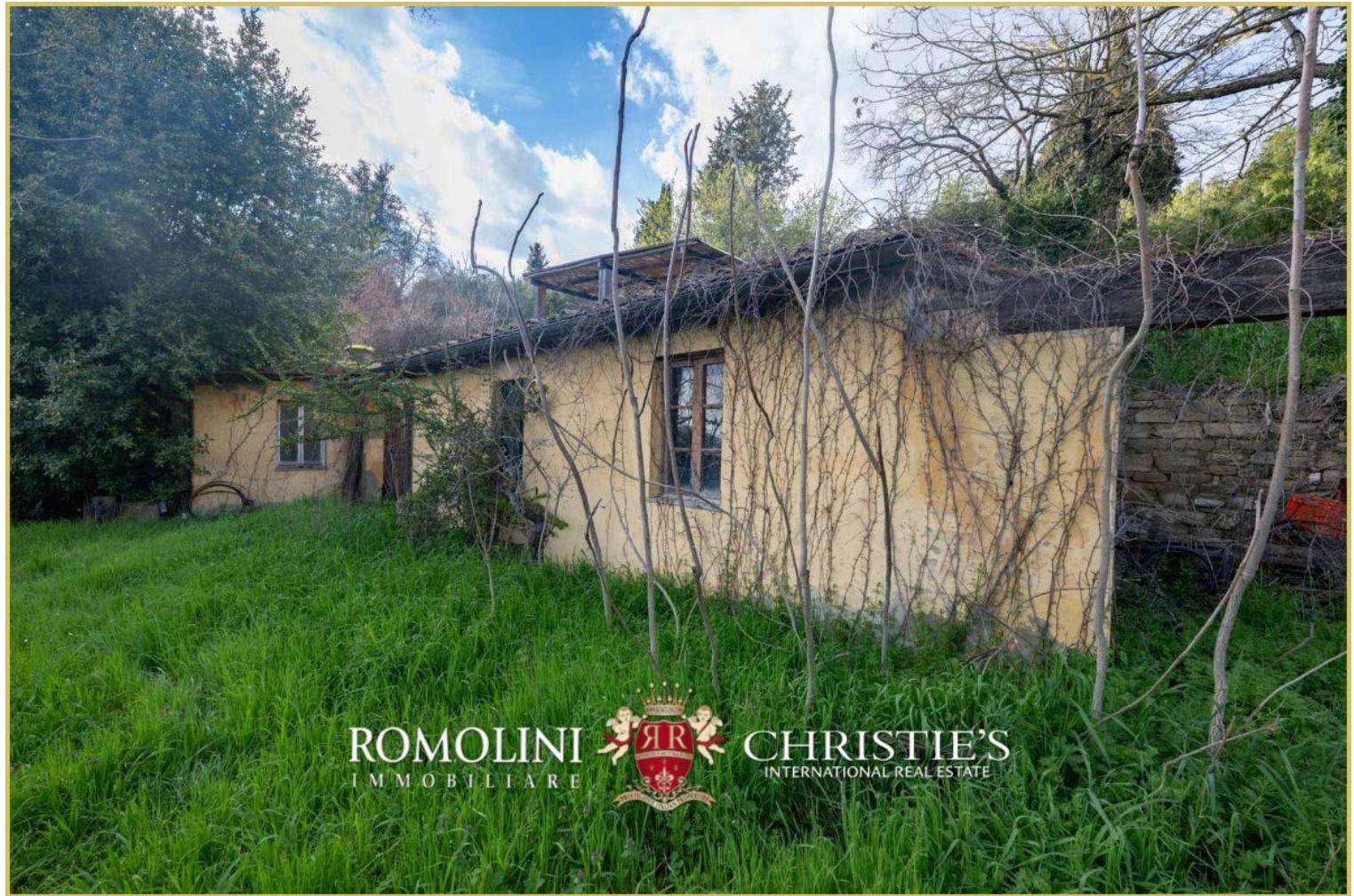
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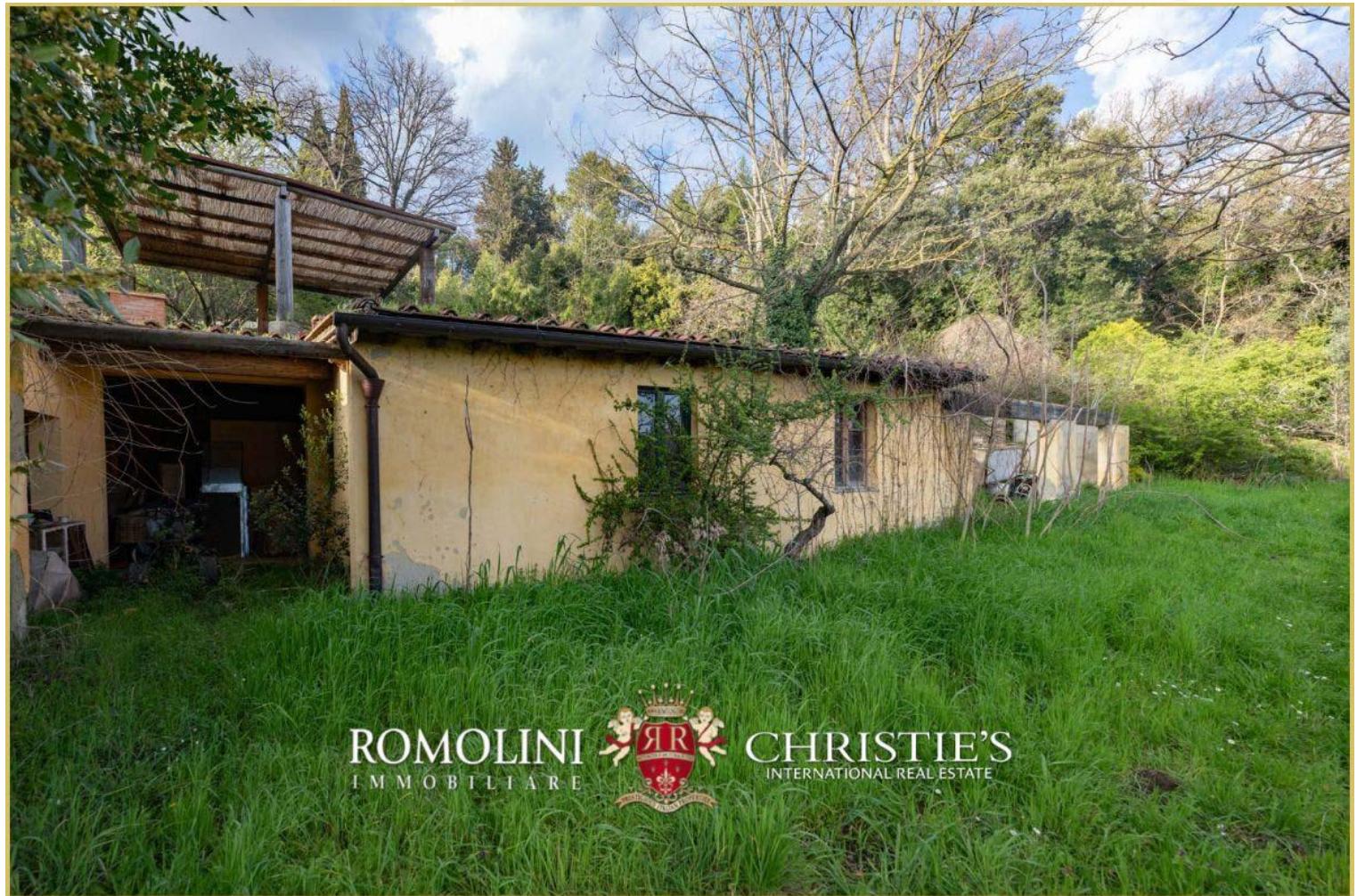
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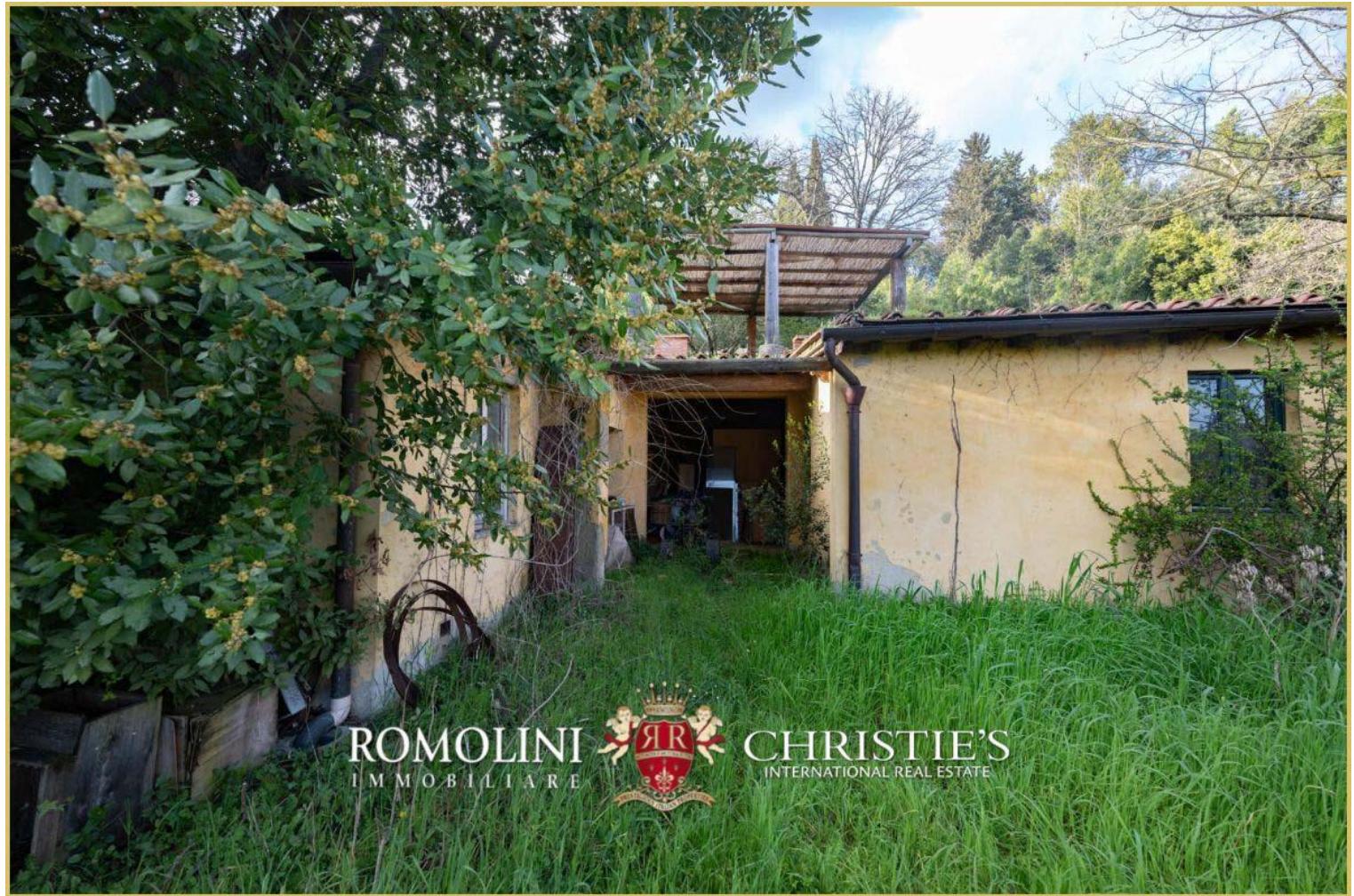
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