

Ref. 2752 – **FLORENCE GRAND VILLA**

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## MAJESTIC PERIOD VILLA WITH VIEWS OF FLORENCE FOR SALE IN BAGNO A RIPOLI

**Bagno a Ripoli – Florence – Tuscany**



**Interiors**  
1,163 sqm

**Bedrooms**  
7+

**Bathrooms**  
10

**Swimming pool**  
12 × 6 m

**Total land**  
2.2 ha

**Olive grove**  
300 trees

In a panoramic position on the hills of Florence, a few kilometers from Bagno a Ripoli, majestic 15<sup>th</sup>-century manorial villa for sale. The building, in excellent condition, is now an elegant private house with a dependence but one could consider the conversion into a rental property thanks to its privileged location. The 2.2 ha-land surrounding the building hosts a beautiful garden with swimming pool and a large olive grove (300 trees).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2752 – FLORENCE GRAND VILLA

**TYPE:** 15<sup>th</sup>-century manorial villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, tree-lined driveway

**INTERIORS:** 1,163 square meters (12,514 square feet)

**TOTAL ROOMS:** 29

**BEDROOMS:** 7+

**BATHROOMS:** 10

**ANNEXES:** lemon house

**MAIN FEATURES:** manorial building, guesthouse, historical cellar, original terracotta floors, wooden beams, fireplaces, panoramic loggia, paved terraces, garage, terraced garden, swimming pool, olive trees, tree-lined driveway

**EXTERIOR:** 2.2 hectares (5.4 acres)

**OLIVE GROVE:** 300 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 241.30 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Bagno a Ripoli (2km; 5'), historical center of Florence (6km; 15'), Fiesole (11km; 20'), Figline Valdarno (30km; 30'), San Gimignano (54km; 55'), Arezzo (70km; 50'), Siena (72km; 55'), Volterra (75km; 1h 10'), Lucca (89km; 1h), Montepulciano (103km; 1h 10'), Pisa (110km; 1h 10'), Montalcino (110km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (29km; 20'), Pisa G. Galilei (89km; 1h 10'), Bologna G. Marconi (110km; 1h 10'), Perugia San Francesco (154km; 1h 40'), Roma Ciampino (281km; 2h 50'), Roma Fiumicino (296km; 2h 55')



## FLORENCE GRAND VILLA

In a panoramic position on the hills of **Florence**, a few kilometers from **Bagno a Ripoli**, majestic **15<sup>th</sup>-century manorial villa** for sale. The building, in excellent condition, is now an elegant private house with a dependence but one could consider the conversion into a rental property thanks to its privileged location. The **2.2 ha-land** surrounding the building hosts a **beautiful** garden with **swimming pool** and a large **olive grove** (300 trees).



Located only 6 km from the historic heart of Florence but nestled in the beautiful countryside of the hills south of the city, the villa allows one to enjoy the quietness of nature while being a short distance from a vibrant historic center, reachable in only 15 minutes by car. Basic services are available in the town of Bagno a Ripoli (2km; 5').

## DESCRIPTION OF THE BUILDINGS

The **manor house** (1,091 sqm – 11,739 sqft, 6 bedrooms and 9 bathrooms) is a large **15<sup>th</sup>-century** stately building that retains much of its charm. Formerly the pride of some of Florence's most illustrious families, the villa was purchased in the 19<sup>th</sup> century by an English noblewoman who undertook the complete restoration of the building and then passed to the present owners in 1954. The building has four main floors plus a mezzanine:

- **Basement:** technical room, two large garages, cellars and storerooms (convertible into a luxurious spa or guest quarters).
- **Ground floor:** entrance hall, living room with exposed beams and period fireplace, library with service bathroom, TV room, kitchen with laundry/bathroom, office with bathroom;
- **Mezzanine:** pantry (connected to the kitchen) and utility room along the main staircase;
- **First floor:** living room with panoramic terrace, office, three bedrooms with en-suite bathrooms (one with private walk-in closet), two guest bedrooms and two bathrooms;
- **Second floor:** bedroom, bathroom and large attic rooms that can be used as storages.

A short distance from the villa, nestled in the garden, is then the **old lemon house** (72 sqm – 775 sqft, 1 bedroom and 1 bathroom) converted into a lovely independent apartment consisting of living/bedroom area with kitchen and bathroom.

## EXTERIOR

The driveway is lined with impressive cypress trees and leads to a spacious gravel driveway for cars. The villa is surrounded by a lush **terraced garden of 1,990 sqm**, entirely enclosed by a high stone wall that ensures privacy and confidentiality. A charming dining area with a stone table offers spectacular views of the historic center of Florence.

Stepping down from the wall, one then reaches the **12 × 6 m swimming pool**, situated in a private and quiet location overlooking the surrounding countryside.

Leaving the garden, on either side of the driveway, the **olive grove** (1.8 ha) with **300 trees** allows the production of an excellent Tuscan extra-virgin olive oil, while on the eastern side a small strip of woodland (930 sqm) shelters the property.



















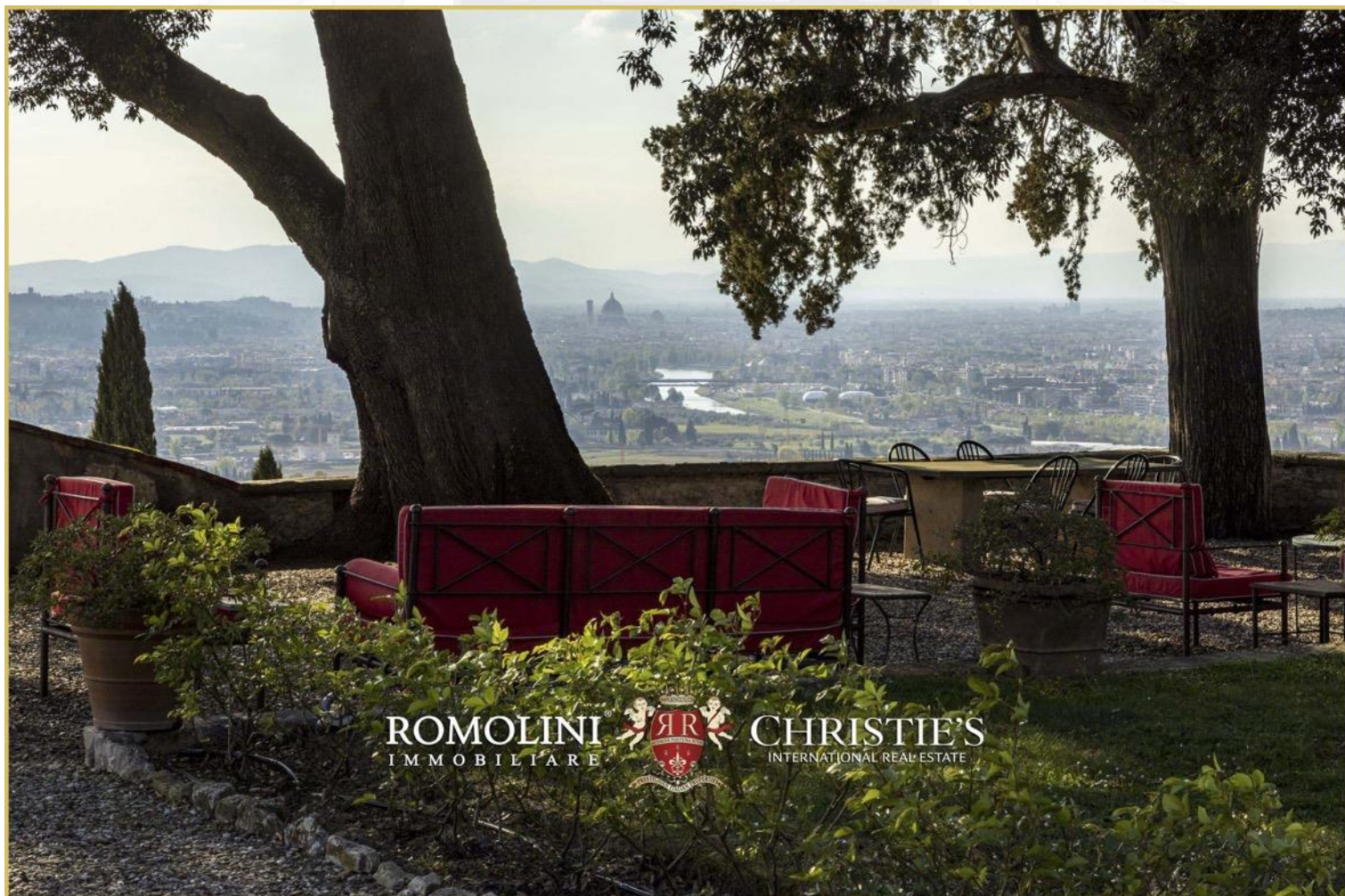




















































































































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