

Ref. 2778 – **VILLA BELVEDERE**www.romolini.com/en/2778

LUXURY VILLA WITH POOL FOR SALE WITHIN WALKING DISTANCE FROM THE HISTORIC CENTER OF FLORENCE

Florence – Florence – Tuscany

**Interiors**
634 sqm**Bedrooms**
8**Bathrooms**
6**Total land**
1.5 ha**Swimming pool**
12 x 10 m

In one of the most desirable areas of Florence, just a few steps from Piazzale Michelangelo and only five minutes from the historic center, beautiful villa with swimming pool for sale. The property covers a total of 634 square meters distributed on two levels and includes 8 bedrooms and 6 bathrooms, surrounded by greenery and close to the historic walls of Florence.

SUMMARY OF THE PROPERTY

REFERENCE #: 2778 – VILLA BELVEDERE

TYPE: villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 634 square meters (6,822 square feet)

TOTAL ROOMS: 23

BEDROOMS: 8

BATHROOMS: 6

ANNEXES: no

MAIN FEATURES: terracotta floors, ample windows, stone fireplaces, vaulted ceilings, garage, paved courtyard and terrace, views of the historic center of Florence, private park, swimming pool

EXTERIOR: 1.5 hectares (3.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 10 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (100m; 2'), San Casciano in Val di Pesa (28km; 40'), Greve in Chianti (37km; 50'), Colle di Val d'Elsa (54km; 55'), San Gimignano (60km; 1h 5'), Monteriggioni (62km; 1h), Arezzo (77km; 1h 5'), Siena (78km; 1h 10'), Lucca (78km; 1h 10'), Volterra (81km; 1h 25'), Pisa (99km; 1h 40'), Montepulciano (109km; 1h 30'), Pienza (116km; 1h 45'), Montalcino (117km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (8km; 20'), Bologna G. Marconi (105km; 1h 45'), Pisa G. Galilei (107km; 1h 35'), Perugia San Francesco (160km; 2h), Roma Ciampino (287km; 3h 10'), Milano Linate (301km; 3h 30'), Roma Fiumicino (302km; 3h 15'), Milano Malpensa (355km; 4h)

VILLA BELVEDERE

In one of the most desirable areas of **Florence**, just a few steps from **Piazzale Michelangelo** and only five minutes from the historic center, beautiful **villa** with **swimming pool** for sale. The property covers a total of 634 square meters distributed on two levels and includes 8 bedrooms and 6 bathrooms, surrounded by greenery and close to the historic walls of Florence.

The entrance welcomes in a magnificent hall characterized by majestic vaulted ceilings, which give a timeless elegance to the environment. A large window offers an unparalleled view of Florence, embracing all its major monuments with its gaze. On the same level are an elegant dining room, a spacious kitchen with additional dining area and a charming wine cellar. A corridor leads to the sleeping area reserved for guests, consisting of two bedrooms, both with private bathrooms.

A scenic staircase leads to the upper floor, where the sleeping area is developed: five bedrooms with walk-in closets, three of which have en-suite bathrooms, a large office space with bathroom and a convenient wardrobe in the entrance area. The master bedroom also has an exclusive balcony overlooking the surrounding hills. All rooms enjoy exceptional brightness thanks to the villa's favorable exposure.

On the lower level is the elegant lemon house, ideal as a self-contained annex, perfect for guests or to create a private and private space.

The property is completed by about 300 sqm of paved outdoor area, embellished by a charming panoramic porch overlooking Piazzale Michelangelo and the Abbey of San Miniato al Monte. The private **park of 15,000 sqm** hosts a **swimming pool** with solarium area, a lush **olive grove** and fruit trees.

The villa also has a large garage with direct access to the house and several uncovered parking spaces located in the entrance square.



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