

Ref. 2866 – **CASA SAN LUCA**

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## RENOVATED LUXURY APARTMENT WITH PRIVATE GARDEN FOR SALE IN IMPRUNETA, FLORENCE

Impruneta – Florence – Tuscany



**Interiors**  
197 m<sup>2</sup>

**Bedrooms**  
3

**Bathrooms**  
2

**Garden**  
830 m<sup>2</sup>

On the hills of Impruneta, a few kilometers from Florence, on the edge of the Chianti Classico area and in a privileged position 500 m from the Ugolino Golf Club, apartment for sale in a finely-renovated farmhouse equipped with all modern comforts. The property, characterized by fine finishes and designer furnishings, is developed entirely on the ground floor and is surrounded by a private garden of 830 m<sup>2</sup>.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2866 – CASA SAN LUCA

**TYPE:** apartment

**CONDITIONS:** renovated, luxury finishes

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, private road

**INTERIORS:** 197 square meters (2,120 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** technical room

**MAIN FEATURES:** exposed beams, air conditioning, underfloor heating, private parking, alarm and video-surveillance system with perimeter barriers and volumetric sensors

**EXTERIOR:** 830 square meters (8,931 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** municipal aqueduct

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 73.49 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Greve in Chianti (25km; 35'), Florence (18km; 40'), San Casciano in Val di Pesa (24km; 30'), Montespertoli (45km; 50'), San Gimignano (60km; 1h 10'), Siena (80km; 1h 15'), Pisa (99km; 1h 25'), Montalcino (117km; 1h 55'), Montepulciano (110km; 1h 25'), Pienza (115km; 1h 40')

## CLOSEST AIRPORTS

Firenze A. Vespucci (30km; 40'), Pisa G. Galilei (95km; 1h 15'), Bologna G. Marconi (118km; 2h), Roma Ciampino (288km; 3h), Roma Fiumicino (302km; 3h)

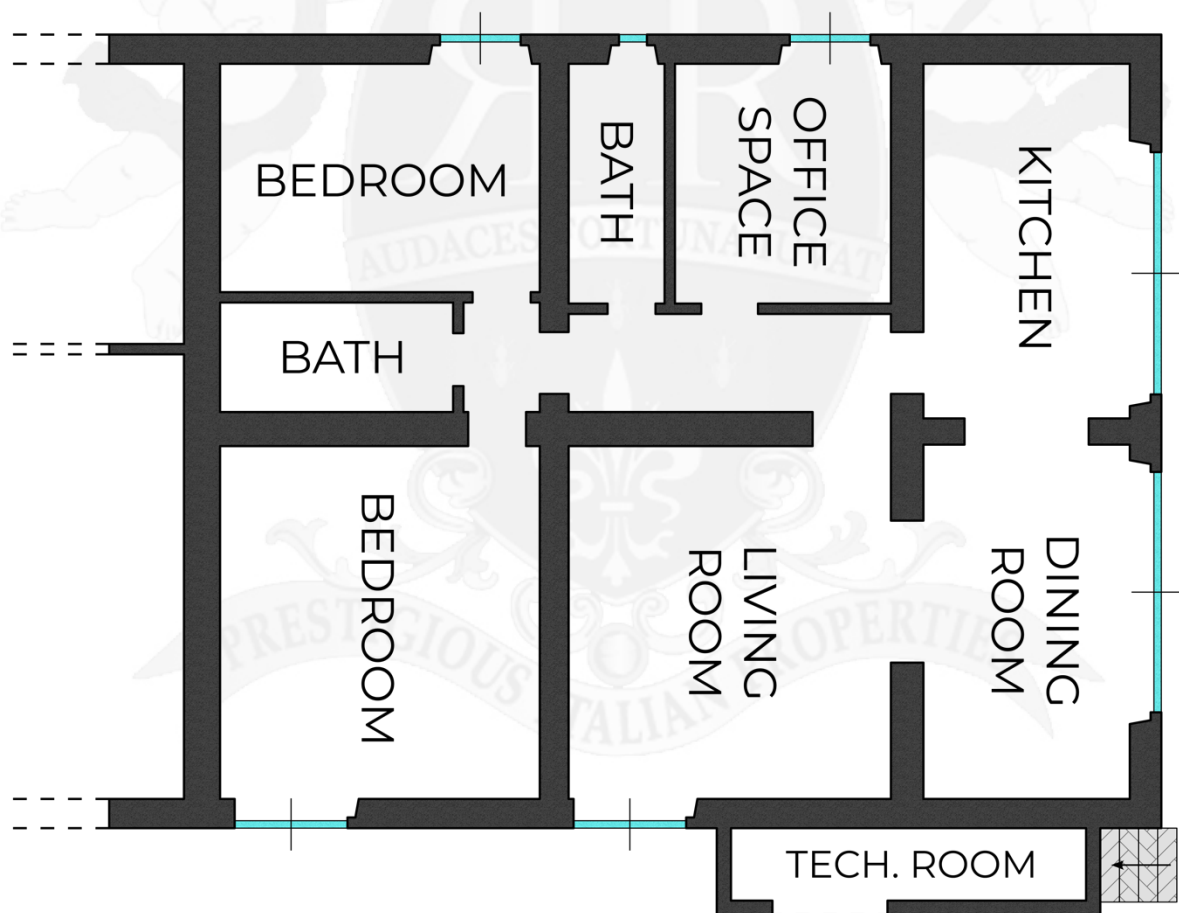
## CASA SAN LUCA

On the hills of **Impruneta**, a few kilometers from **Florence**, on the edge of the **Chianti Classico** area and in a privileged position 500 m from the **Ugolino Golf Club**, **apartment** for sale in a finely-renovated farmhouse equipped with all modern comforts. The property, characterized by fine finishes and designer furnishings, is developed entirely on the ground floor and is surrounded by a **private garden of 830 m<sup>2</sup>**.

The house (197 m<sup>2</sup>) is very bright as it is entirely equipped with large windows that directly overlook the private garden. The house consists of an entrance/living room, dining room that directly overlooks the eat-in kitchen with top-of-the-line appliances signed *Officine Gullo*, which offers the possibility to comfortably eat outside while enjoying the view. Passing through the hallway one reaches the sleeping area equipped with three bedrooms, one of which currently used as an office space, and two bathrooms.

Outside, a **loggia with pergola** covered with an elegant wisteria introduces to the **private garden**, ideal for moments of relaxation and conviviality.

The property is completed by a technical room with independent access and **two private parking spaces** located along the access road to the property.



















































































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