

Ref. 2914 – **APPARTAMENTO MASACCIO**

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3-BEDROOM APARTMENT WITH TERRACE FOR SALE IN THE CENTER OF FLORENCE, TUSCANY

Florence – Florence – Tuscany



Interiors
272 m²

Bedrooms
1 (up to 3)

Bathrooms
2 (up to 3)

Floors
4th and 5th

In the historic center of Florence, not far from Piazza Oberdan and the English Cemetery, luxury apartment for sale. The unit is located on the fourth and fifth floors of the building and is conveniently accessible by elevator or staircase. The two levels are connected internally, but the upper floor also has independent access from the condominium hallway, which makes it also suitable as independent guest accommodation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2914 – APPARTAMENTO MASACCIO

TYPE: apartment

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 272 square meters (2,927 square feet)

TOTAL ROOMS: 15

BEDROOMS: 1 (up to 3)

BATHROOMS: 2 (up to 3)

ANNEXES: no

MAIN FEATURES: wooden beams, parquet, ceramic and *graniglia* floors, ample windows, private terraces, skylights, elevator, cellar

EXTERIOR: terraces

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 158.62 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (50m; 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)

APPARTAMENTO MASACCIO

In the historic center of **Florence**, not far from **Piazza Oberdan** and the **English Cemetery**, **luxury apartment** for sale. The unit is located on the fourth and fifth floors of the building and is conveniently accessible by elevator or staircase. The two levels are connected internally, but the upper floor also has independent access from the condominium hallway, which makes it also suitable as independent guest accommodation.

The main door opens to the entrance hall, which faces a large living room, featuring two large windows leading to the terrace, and a private study with staircase to the upper floor. On the opposite side from the living room, a long corridor gives sequential access to the other rooms of the apartment: in order we find a spacious dining room, the kitchen, a large master bedroom, the walk-in closet with terrace and bathroom (potentially second bedroom with en-suite bathroom), a second bathroom and a hallway with the second staircase to the upper floor.

The fifth floor is currently a loft with technical areas and storages but could be easily converted into a second unit consisting of a large open-plan living room, kitchenette, bedroom, bathroom and home cinema/music room. The ceilings on the upper floor feature beautiful exposed wooden beams with large skylights that ensure bright rooms.

On the ground floor of the building, the apartment has two exclusive rooms, used respectively as a technical room for facilities and cellar (also very suitable as a shelter for bicycles).

GEOGRAPHIC POSITION

The location of the property is extremely convenient, in fact, in less than five minutes you can reach as many as two supermarkets and all schools (from kindergarten to secondary), not to mention the countless stores that dot the city of Florence and allow you to meet any need.

Likewise, the house is within walking distance of several bus stops that allow you to easily reach every corner of Florence and, above all, the **Campo di Marte train station**.





























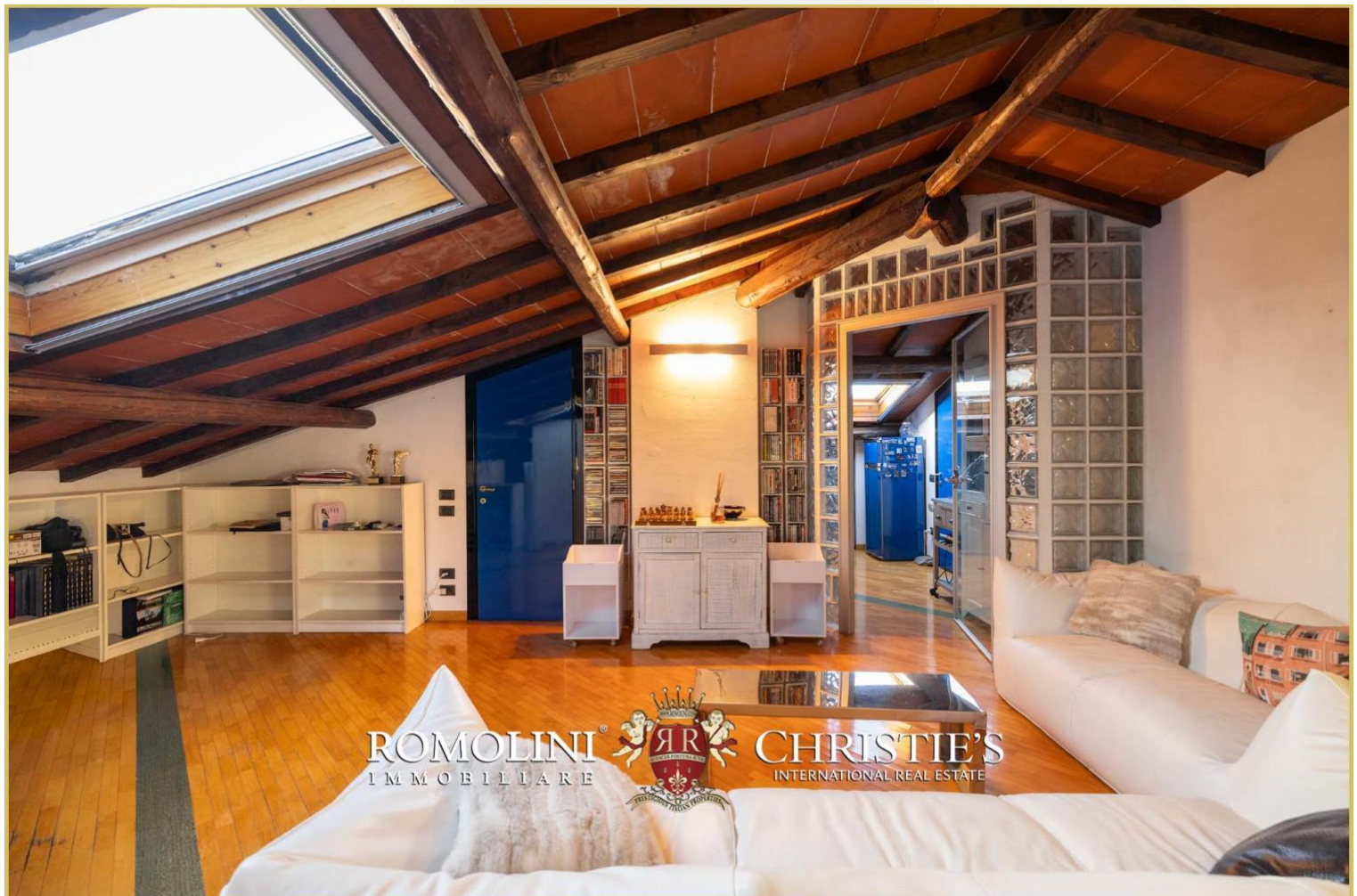


















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Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com