

Ref. 2931 – APPARTAMENTO GIULIANO

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## STUDIO APARTMENT FOR SALE IN OLTRARNO, VIA ROMANA, HISTORICAL CENTER OF FLORENCE

Florence – Florence – Tuscany



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

**Bedrooms**  
1

**Bathrooms**  
1

In the heart of the Florentine Oltrarno, a few steps from the Boboli Gardens, on Via Romana, adjacent to the Museum of Natural History "La Specola" and only 700 meters from Ponte Vecchio and the Arno River, refined studio apartment of about 50 m<sup>2</sup> located inside a prestigious historic building dating back to the 15th century.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2931 – APPARTAMENTO GIULIANO

**TYPE:** apartment

**CONDITIONS:** excellent condition

**LOCATION:** historical center, Via Romana

**ACCESS:** excellent

**INTERIORS:** 50 square meters (538 square feet)

**TOTAL ROOMS:** 2

**BEDROOMS:** 1

**BATHROOMS:** 1

**ANNEXES:** storage room

**MAIN FEATURES:** parquet flooring, vaulted ceilings, large windows, marble bathroom, condominium courtyard, air conditioning

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** fan-coils + air conditioning

## CLOSEST CITIES AND TOWNS

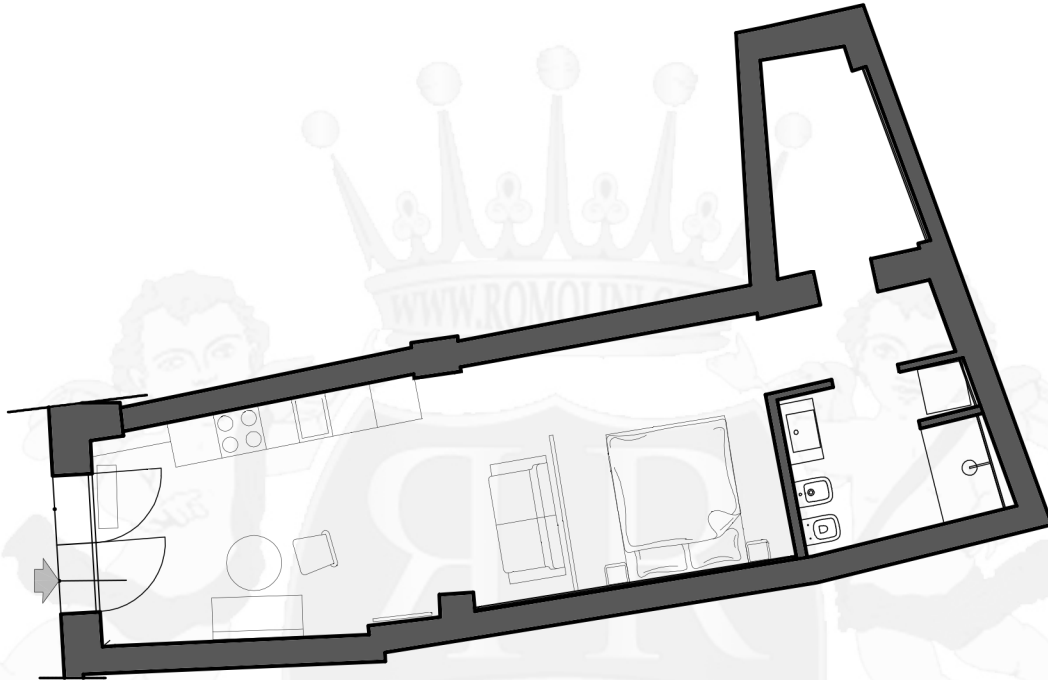
Closest services (50m; 1'), San Casciano in Val di Pesa (28km; 40'), Greve in Chianti (37km; 50'), Colle di Val d'Elsa (54km; 55'), San Gimignano (60km; 1h 5'), Monteriggioni (62km; 1h), Siena (78km; 1h 10'), Lucca (80km; 1h 15'), Volterra (81km; 1h 25'), Pisa (99km; 1h 40'), Montepulciano (109km; 1h 30'), Pienza (116km; 1h 45')

## CLOSEST AIRPORTS

Firenze A. Vespucci (10km; 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 GIULIANO

In the heart of the Florentine **Oltrarno**, a few steps from the **Boboli Gardens**, on Via Romana, adjacent to the Museum of Natural History "La Specola" and only 700 meters from Ponte Vecchio and the Arno River, refined **studio apartment** of about 50 m<sup>2</sup> located inside a prestigious historic building dating back to the 15th century.



The apartment, with access from the condominium courtyard, has been completely renovated and furnished with high quality materials and finishes, combining modern comfort and historical charm. The interior spaces have been cleverly organized, with a clear separation between the living and sleeping areas, the latter divided by an elegant window.

The entrance leads to a large and bright room characterized by striking vaulted ceilings, with a living area and fully equipped kitchen space. The sleeping area houses a double bed, while the bathroom, elegant and functional, has a large shower covered in marble slabs. A convenient wardrobe/storage room completes the property.

The property is equipped with air conditioning, new fixtures and parquet floors. The location is absolutely privileged: the Uffizi Gallery can be reached in about 10 minutes on foot, while the Duomo of Florence is about 15 minutes away.

A charming solution, ideal as an exclusive *pied-à-terre* or as a valuable investment, in front of one of the most iconic historic gardens of Florence.

































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)