

Ref. 2933 – APPARTAMENTO LUNGARNO

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APARTMENT WITH PRIVATE GARAGE FOR SALE ON LUNGARNO VESPUCCI, FLORENCE

Florence – Florence – Tuscany



Interiors
720 m²

Bedrooms
Up to 4

Bathrooms
4

Garage
38 m²

Inside a prestigious historic building overlooking Florence's Lungarno, just minutes from the city's main attractions, a charming frescoed apartment of about 650 m², arranged on two levels with double access. The property is mainly developed on the ground floor for about 367 m² and is internally connected to a lower floor of about 315 m². The apartment, a total of 13 rooms and 4 bathrooms, offer considerable distributional flexibility, allowing the house to be organized with large reception areas and a sleeping area perfectly adaptable to the buyer's needs.

SUMMARY OF THE PROPERTY

REFERENCE #: 2933 – APPARTAMENTO LUNGARNO

TYPE: apartment

CONDITIONS: to be restored

LOCATION: historical center, Lungarno

ACCESS: excellent, paved road

INTERIORS: 720 square meters (7,747 square feet)

TOTAL ROOMS: 14

BEDROOMS: up to 4

BATHROOMS: 4+

ANNEXES: garage

MAIN FEATURES: parquet flooring, coffered ceilings, original fireplaces, frescoes, private garage, condominium courtyard, historical cellar

EXTERIOR: condominium courtyard

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} = 163.40 kWh/m²year)

HEATING SYSTEM: fan coils

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 LUNGARNO

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Included in the gallery are renderings showing the possible configuration of some of the rooms in the building. In fact, the building has been used for years as an office and is in need of some modernization and space overhaul.

The apartment retains extraordinary historical and artistic features, including high coffered ceilings, precious pictorial decorations, parquet floors, and an elegant fireplace in the main living room. Large windows provide excellent brightness and splendid views of the Arno River, further enhancing the representative rooms.

The property is completed by a fine sculpture, an outdoor fountain and access to a well-kept condominium courtyard, reached via a double driveway entrance. Here the apartment has a reserved parking space in addition to two parking spaces in the privately-owned **garage** (38 m²).

The Lungarno represents one of the most picturesque areas of the city, with unique views of the river and surrounding historical monuments. This property constitutes a rare investment opportunity and an absolutely prestigious residence, ideal for those who wish to live immersed in Florentine art, history and culture.

The location of the property is also very convenient in terms of services: in less than five minutes one can reach three different supermarkets, schools (every grade) and the Santa Maria Novella train station. Florence airport is about 10' drive away and provides connections to many European destinations. In less than ten minutes one can also reach the junctions of the **A1** and **A11 highways**.







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