

HISTORICAL VILLA WITH POOL AND TENNIS COURT FOR SALE IN FLORENCE, TUSCANY

Florence – Florence – Tuscany



Interiors
674 m²

Bedrooms
Up to 7

Bathrooms
Up to 7

Total land
7.7 ha

Swimming pool
12 x 6 m

Situata sulle colline fiorentine, a soli 5 minuti dalla storica Piazza di Careggi, questa prestigiosa residenza d'epoca rappresenta una rara opportunità per chi desidera vivere immerso nella campagna toscana senza rinunciare alla vicinanza alla città di Firenze. Ricavata da un'antica stazione di posta rinascimentale, la proprietà conserva un carattere autentico e un fascino senza tempo, sviluppandosi su oltre 600 m² di superficie lorda. La villa è circondata da un ampio parco privato di circa 7,7 ettari.

SUMMARY OF THE PROPERTY

REFERENCE #: 2971 – VILLA NOBILE FIRENZE

TYPE: historical villa

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 674 square meters (7,252 square feet)

TOTAL ROOMS: 25

BEDROOMS: up to 7

BATHROOMS: up to 7

ANNEXES: guesthouse, storage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, loggia, garden, swimming pool, tennis court, olive grove

EXTERIOR: 7.7 hectares (19.0 acres)

GARDEN: yes, around the villa

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Florence (4km; 5'), Fiesole (8km; 15'), Sesto Fiorentino (6km; 10'), Scandicci (12km; 20'), Prato (20km; 25'), San Casciano in Val di Pesa (34km; 45'), Pistoia (35km; 35'), San Gimignano (71km; 1h 20'), Lucca (75km; 1h), Siena (75km; 1h 20'), Pisa (90km; 1h 15'), Volterra (92km; 1h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (8km; 15'), Pisa G. Galilei (85km; 1h), Bologna G. Marconi (105km; 1h 20'), Perugia San Francesco (180km; 2h 30'), Roma Ciampino (280km; 3h), Roma Fiumicino (300km; 3h 10')

VILLA NOBILE FIRENZE

Located on the **Florentine hills**, just 5 minutes from the historic **Piazza di Careggi**, this prestigious **historic residence** represents a rare opportunity for those wishing to live immersed in the Tuscan countryside without renouncing proximity to the city of **Florence**.

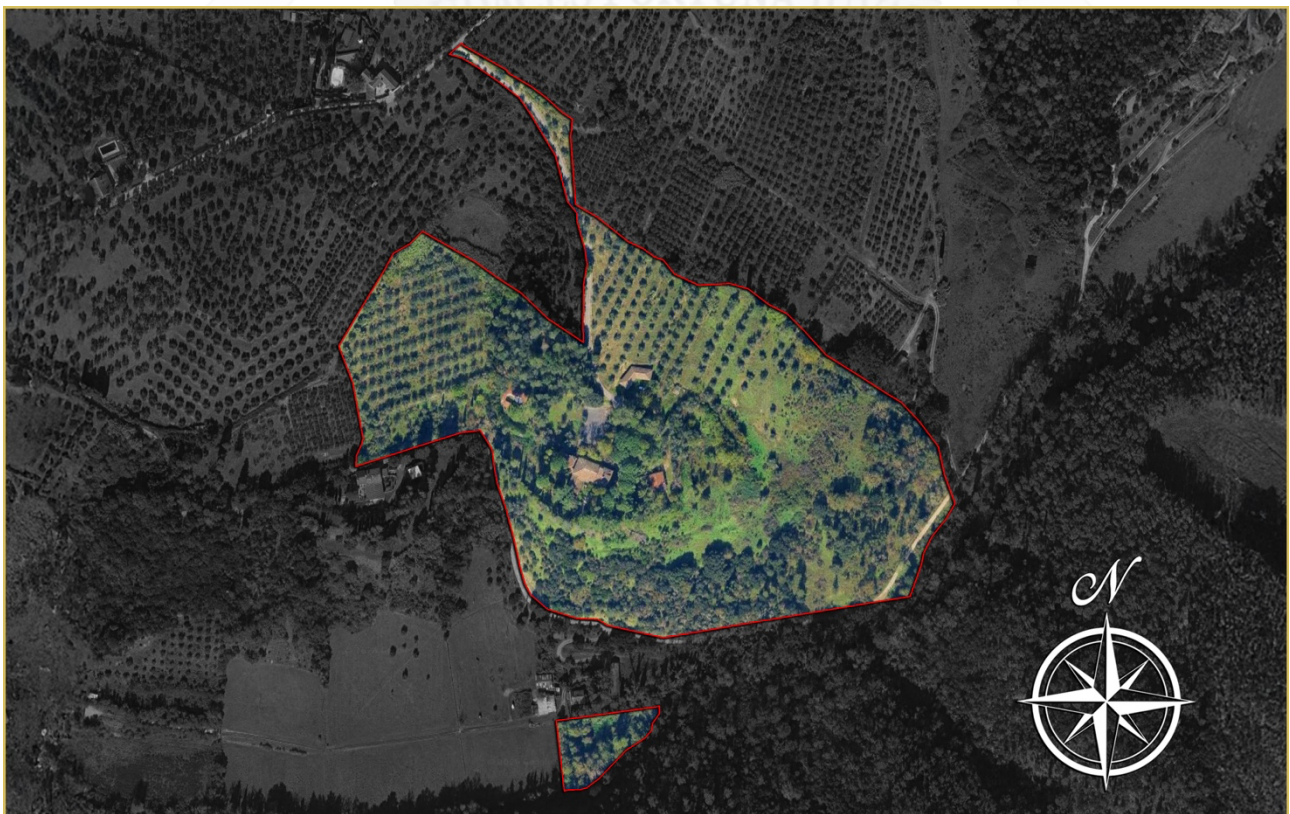
Derived from an ancient Renaissance posting station, the property retains an authentic character and timeless charm, developing over more than 600 m² of gross surface area. The villa is surrounded by a large private park of about **7.7 hectares**, consisting of meadows, olive groves, and a forest that ensure maximum privacy and a highly suggestive natural setting.

Access to the property is ensured by two independent entrances leading to the villa, located centrally on the land. The garden, well-kept and spacious, hosts a **12 × 6 m swimming pool**, a structure dedicated to a sauna, and a **tennis court**, offering a wide range of amenities for relaxation and free time. The property is completed by a greenhouse, various warehouses, toolsheds, and a car parking canopy.

The main villa is spread over two levels. The ground floor opens onto a large loggia that extends on two sides of the building, leading to large halls, a kitchen, a study, transitional environments, and a service bathroom. The first floor houses the sleeping area, composed of numerous bedrooms, several bathrooms, and an additional lounge with access to a characteristic loggia terrace.

The property also includes a **guesthouse** with a kitchen, bedroom, and bathroom, ideal for guests, and a service apartment consisting of a living room, kitchen, two bedrooms, and a bathroom, easily connectable to the main villa if necessary.

Although it is in good overall condition and without structural critical issues, the property can benefit from some maintenance interventions. The internal layout of the spaces also allows for easy subdivision into multiple housing units, making it particularly suitable for large families or income-generating projects.





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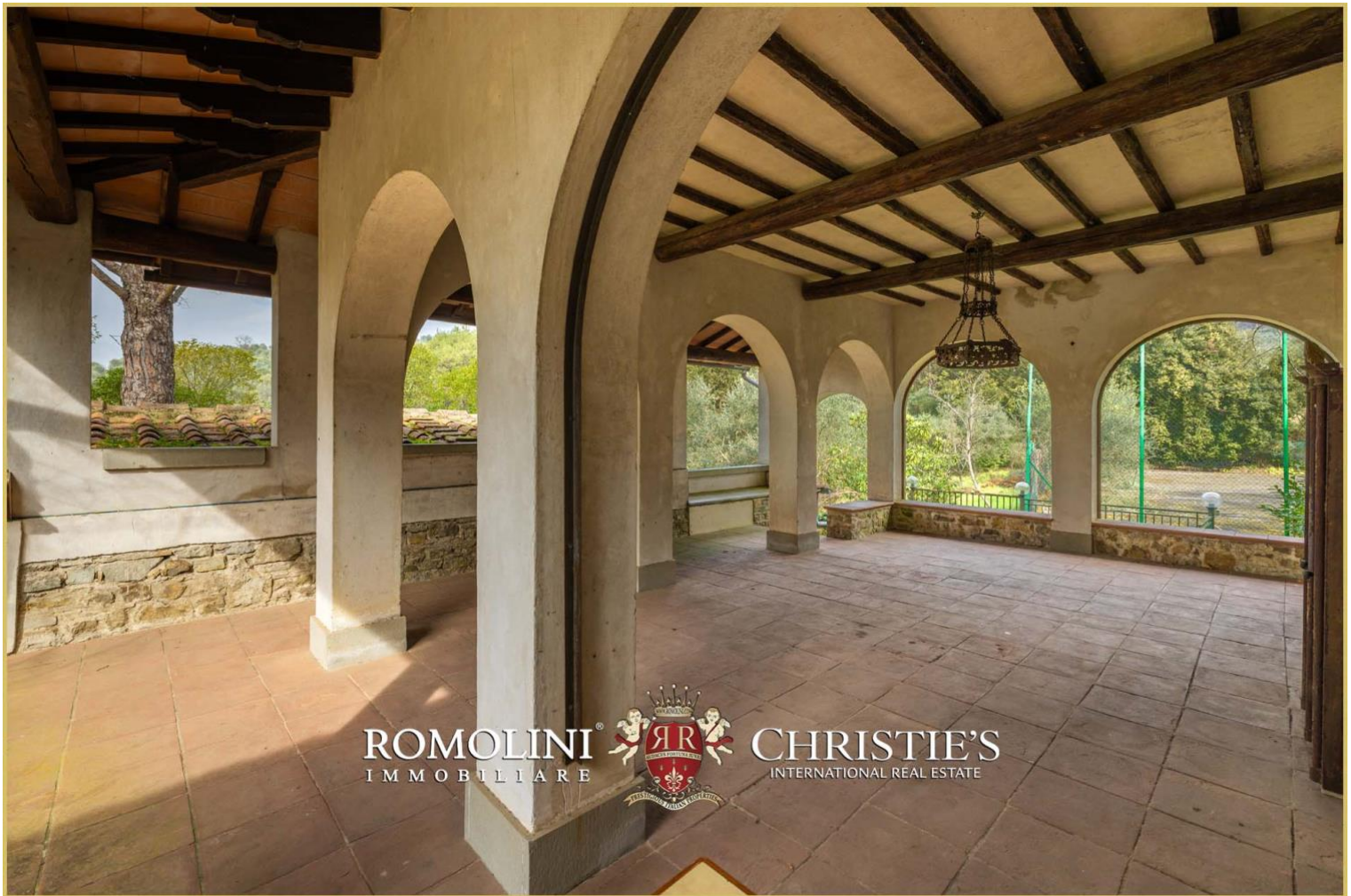
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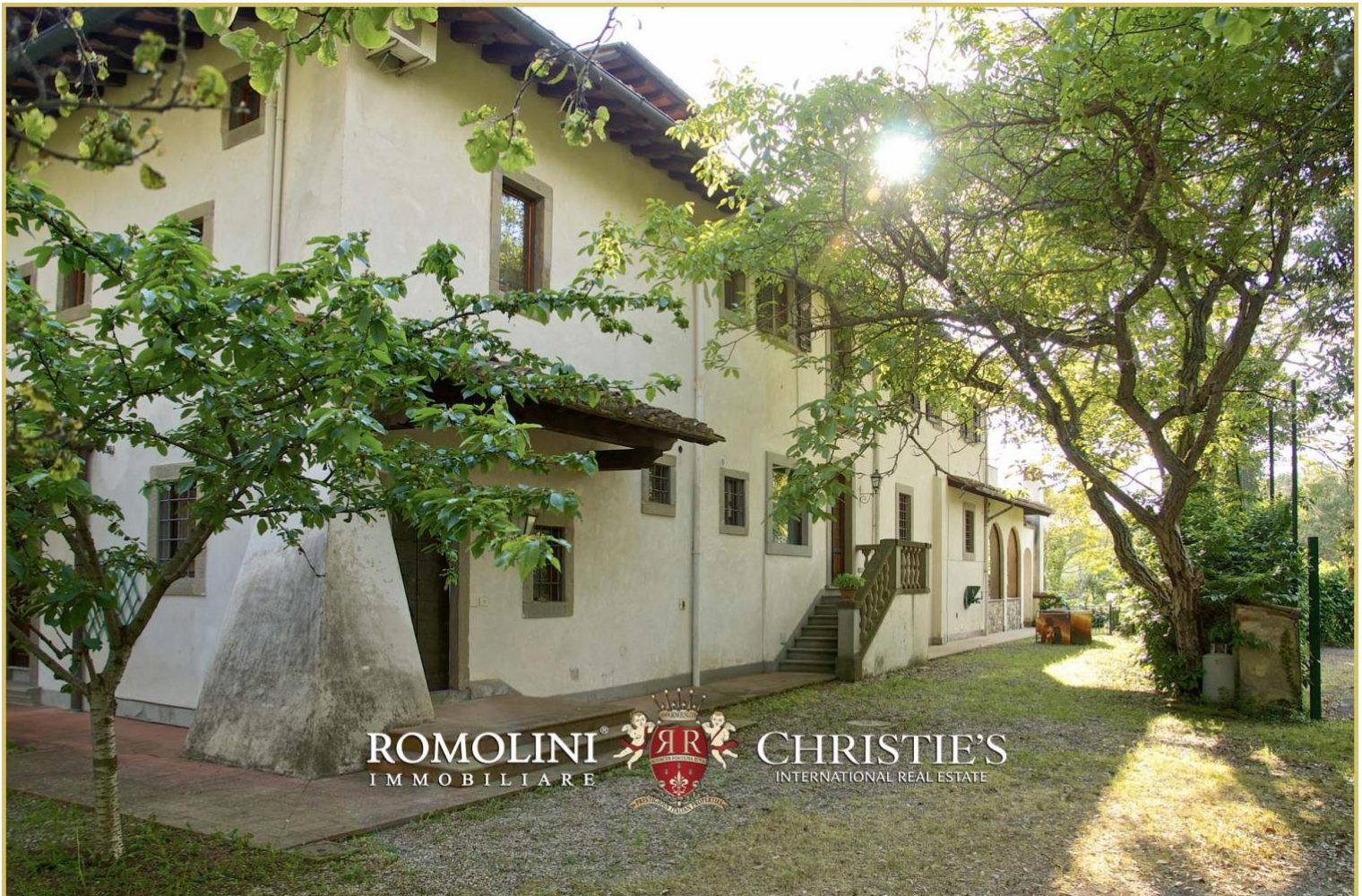
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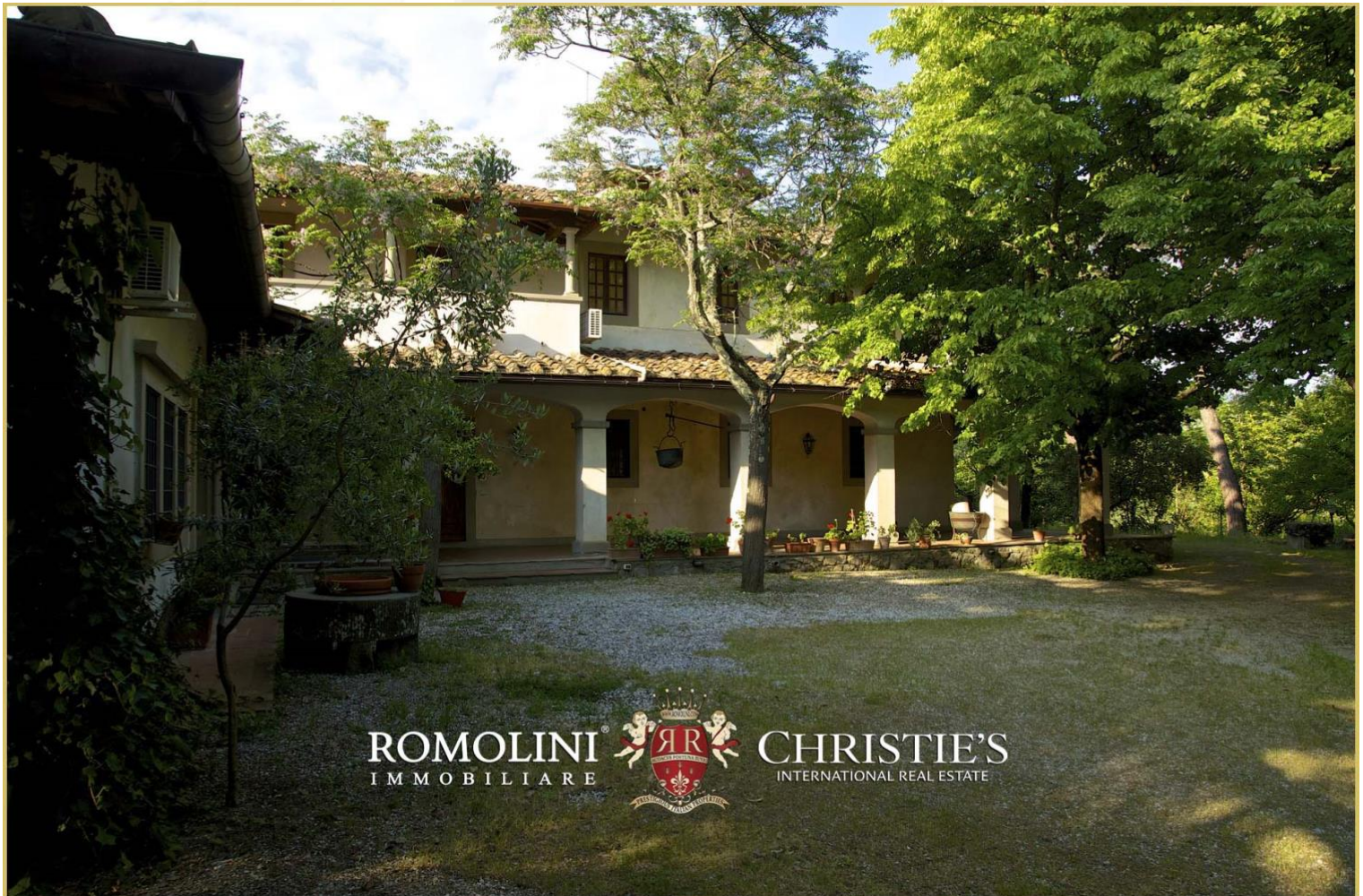




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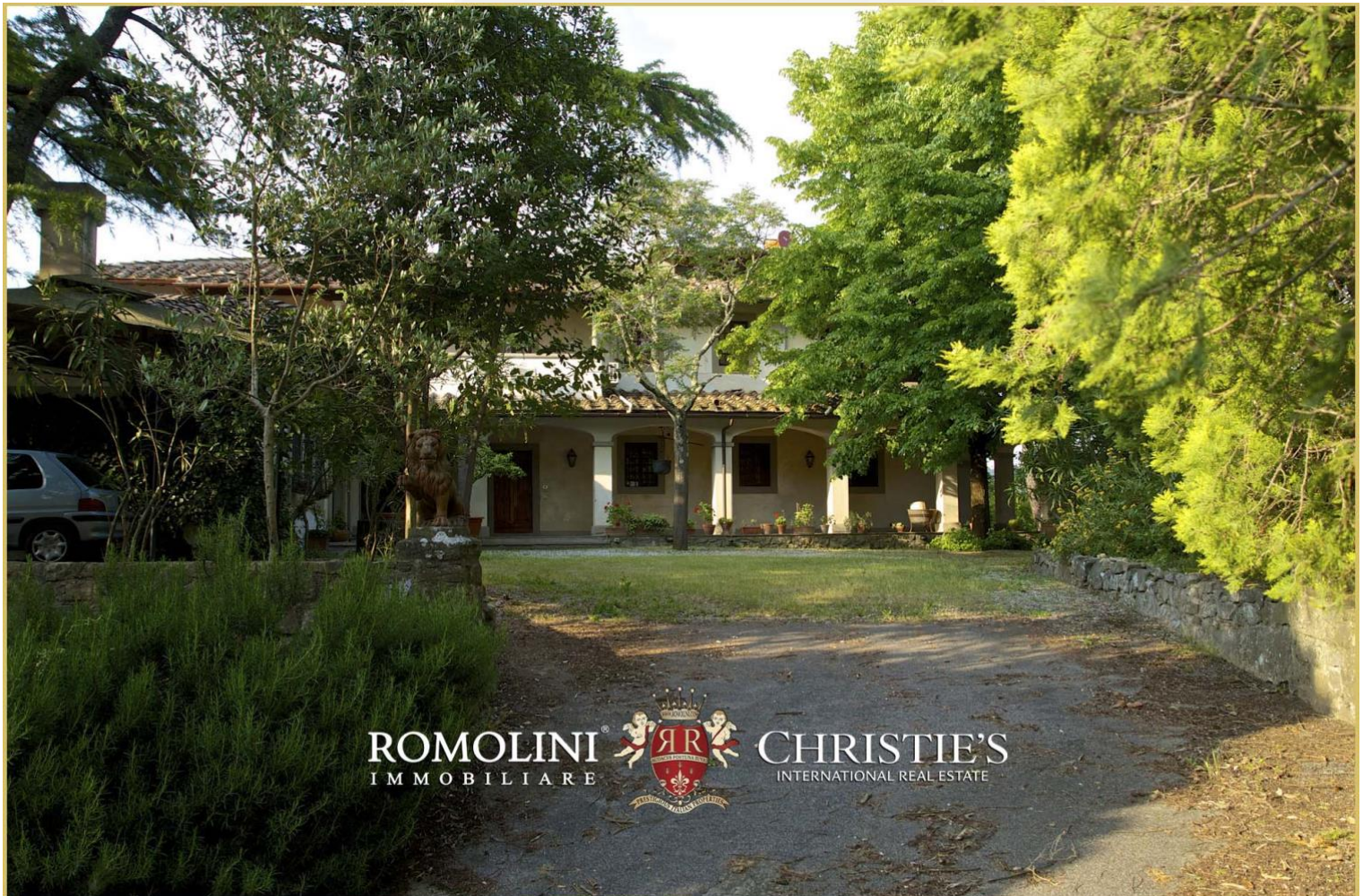
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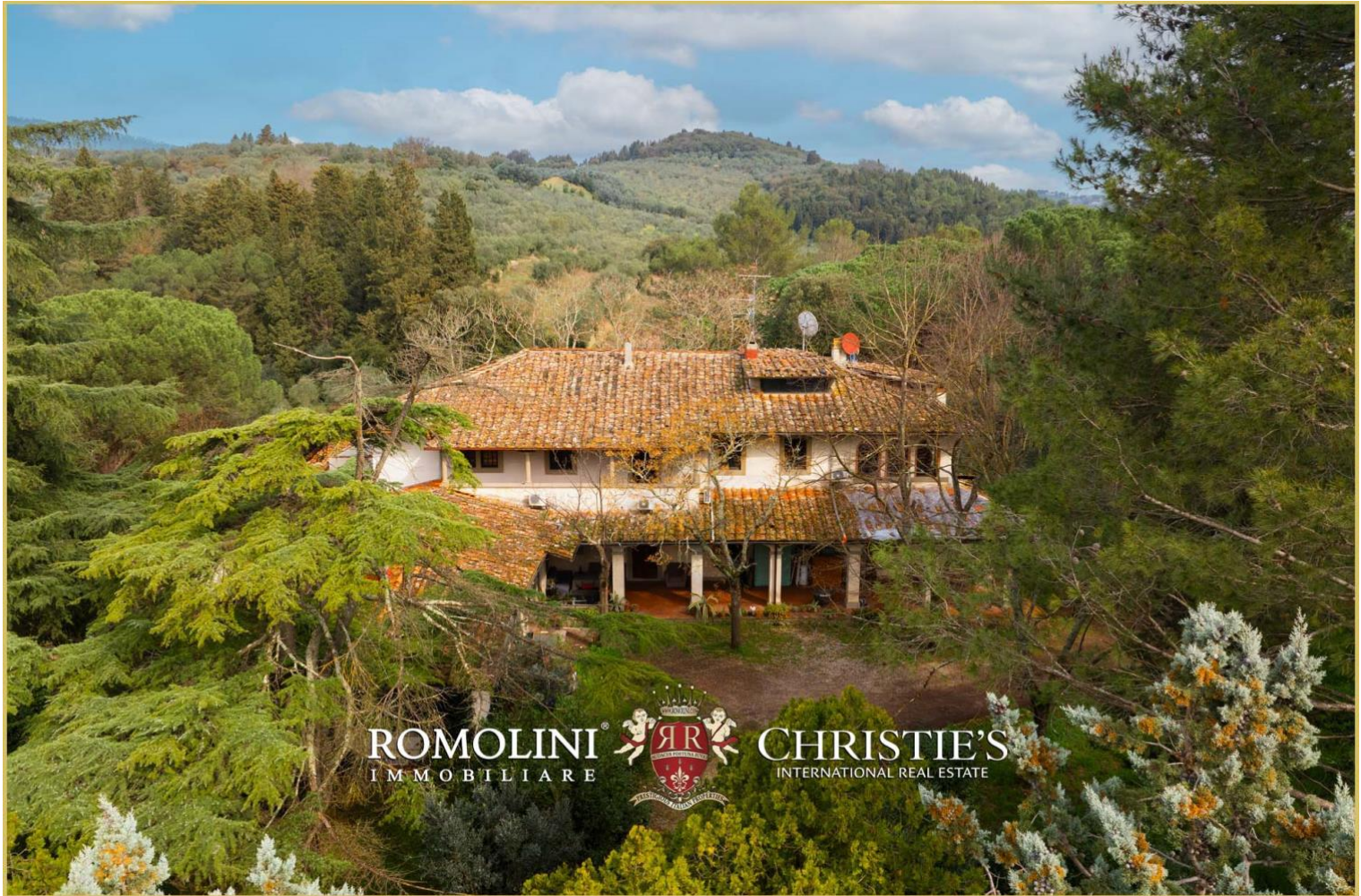
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