

LUXURY APARTMENT WITH GARDEN AND VIEWS OF FLORENCE FOR SALE

Florence – Florence – Tuscany



Interiors
200 m²

Bedrooms
3

Bathrooms
3

Garden
175 m²

Just a few steps from **Ponte Vecchio**, in one of the most prestigious areas of **Florence**, we offer an exclusive property of rare charm, where elegance, peace, and comfort blend seamlessly. The extremely central location notwithstanding, the property enjoys peace and quiet and offers an exclusive private garden — a true hidden gem in the historic center. The spacious living areas, opening directly onto the patio and garden, create a harmonious connection between indoors and outdoors, ideal for relaxing and entertaining guests in an intimate and refined atmosphere.

High-end finishes, premium materials, and attention to detail make this property truly one of a kind. A unique opportunity for those seeking a charming home in the heart of Florence, without giving up the tranquillity and beauty of open spaces.

The home is laid out over a single level, with a spacious entrance leading to both the sleeping and living areas. The living room and dining room have access to the patio, as does the kitchen. The sleeping area includes a master bedroom with en-suite bathroom and a smaller bedroom with an additional bathroom. On the opposite side of the entrance, there is a guest bedroom with walk-in closet and dedicated bathroom.

The property is enriched by a charming, **exclusive garden** complemented by a wooden patio of approx. 30 m² while a higher-level cozy **terrace** offers stunning views of Florence's monuments.

SUMMARY OF THE PROPERTY

REFERENCE #: 2987 – APPARTAMENTO MAGNOLI

TYPE: apartment

CONDITIONS: restored, luxury finishes

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 200 square meters (2,152 square feet)

TOTAL ROOMS: 10

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: technical area

MAIN FEATURES: exposed wooden beams, hardwood floors, ornate vaulted ceilings, private garden, wooden patio, rooftop terrace with panoramic views

EXTERIOR: 175 square meters (1,883 square feet)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 161.10 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Servizi più vicini (100m; 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)



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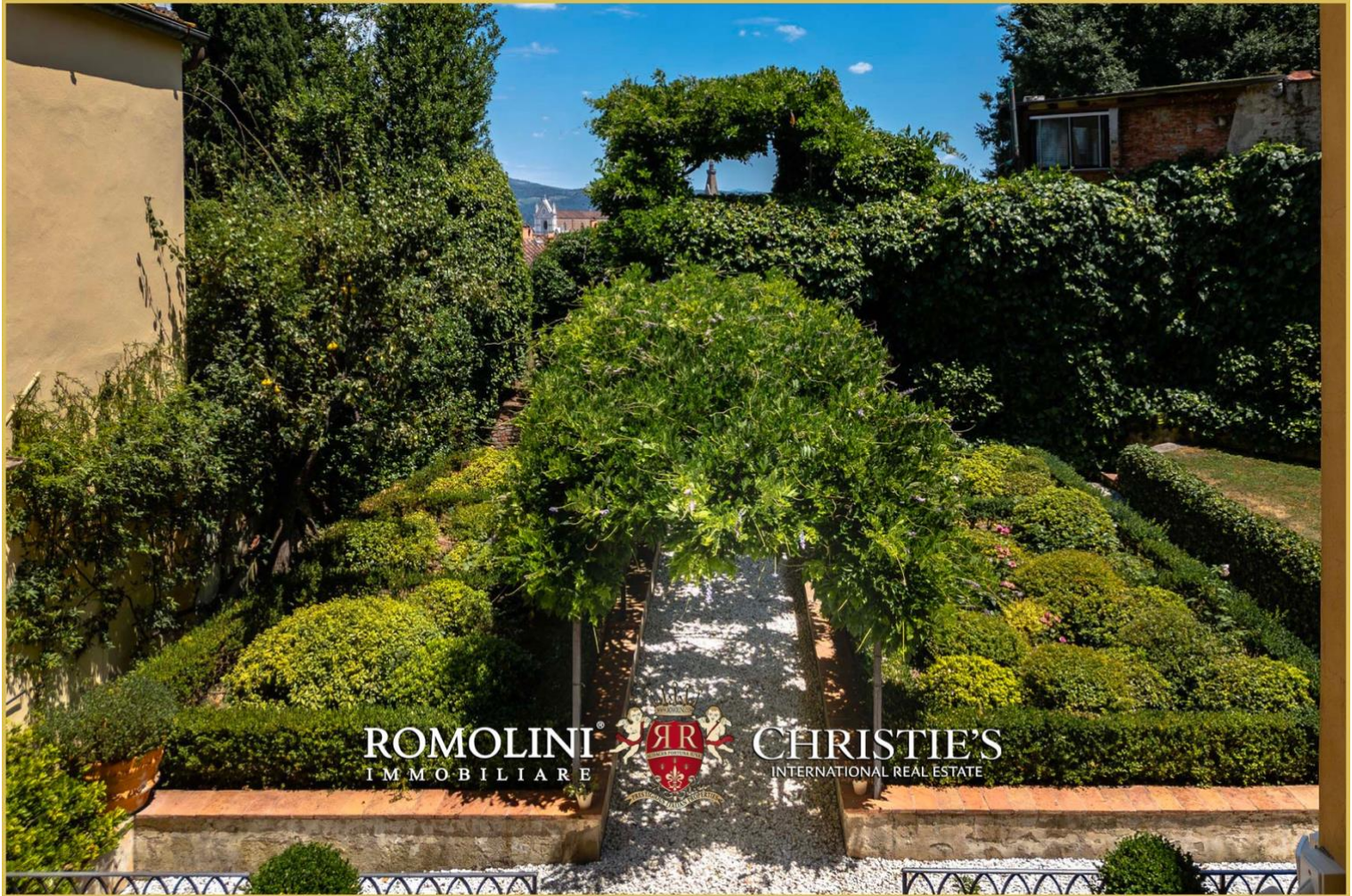
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