

Ref. 3055 – **VILLA LUSSO FIESOLE**

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LUXURY VILLA WITH PANORAMIC SWIMMING POOL FOR SALE IN FIESOLE, TUSCANY

Fiesole – Florence – Tuscany



Interiors
440 m²

Bedrooms
5

Bathrooms
8

Garden
4,380 m²

Swimming pool
18 × 6 m

On the hills of **Fiesole**, in a very panoramic and private position, **luxury villa** for sale. The house (318 m² – 3,422 ft², 5 bedrooms and 6 bathrooms) is a large newly built building, constructed above the remains of an ancient farmhouse with modern and state-of-the-art techniques that ensure comfort and energy efficiency. The porch on the façade gives access to the main entrance, the eat-in kitchen and a large living room with a home cinema system. At the back of the floor, there is a small service bathroom with laundry. Going up to the upper floor, one reaches the sleeping area consisting of five bedrooms with en-suite bathrooms.

The building is equipped with underfloor heating powered by a heat pump and has a **14-kW photovoltaic system** on the roofs, which has a low visual impact and covers about a third of the house's energy needs. **Two accumulation batteries with a total of 25 kW** allow storing excess energy for nighttime use or periods of high activity.

Not far from the villa, there are **two stone outbuildings** (122 m² – 1,323 ft², 2 bathrooms) that host the gym with a bathroom, a laundry with an attached changing room/bathroom, and technical rooms for the systems.

The villa is surrounded by an **elegant flat garden of 4,380 m²** that hosts an **18 × 6 m swimming pool** with panoramic views of the surrounding vineyards and a private **vegetable garden** where one can grow his/her own vegetables and fruits in complete tranquility. The land is entirely fenced and protected from potential wild animals present in the area.

SUMMARY OF THE PROPERTY

REFERENCE #: 3055 – VILLA LUSSO FIESOLE

TYPE: luxury villa

CONDITIONS: new construction, luxury finishes

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 440 square meters (4,745 square feet)

TOTAL ROOMS: 13

BEDROOMS: 5

BATHROOMS: 8

ANNEXES: gym, laundry

MAIN FEATURES: stone and brick walls, wooden beams, travertine and wooden flooring, arched porch, private gym, home cinema, swimming pool, garden, vegetable garden, fruit trees

EXTERIOR: 4,380 square meters (1.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 18 × 6 m

ELECTRICITY: already connected + photovoltaic system (14 kW)

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: under the floor + heat pump

CLOSEST CITIES AND TOWNS

Closest services (3km; 10'), Fiesole (7km; 15'), Florence (10km; 20'), Pontassieve (12km; 20'), San Casciano in Val di Pesa (27km; 40'), Castellina in Chianti (52km; 1h), Colle di Val d'Elsa (58km; 1h), San Gimignano (65km; 1h 15'), Arezzo (80km; 1h 15'), Siena (82km; 1h 20'), Pisa (102km; 1h 35'), Montepulciano (113km; 1h 40'), Pienza (120km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (21km; 35'), Pisa G. Galilei (99km; 1h 25'), Bologna G. Marconi (121km; 1h 35'), Perugia San Francesco (164km; 2h 15'), Roma Ciampino (301km; 3h 25'), Roma Fiumicino (305km; 3h 20')











































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