

Ref. 3075 – **VILLA DICOMANO**

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HISTORICAL VILLA WITH WELLNESS CENTER AND RESTAURANT FOR SALE IN MUGELLO

Dicomano – Florence – Tuscany



Interiors
1,520 m²

Bedrooms
14

Bathrooms
17

Total land
4.4 ha

Swimming pool
15 x 7 m

In the heart of the Mugello Valley, immersed in one of Tuscany's most authentic landscapes, this charming hamlet was created through the careful restoration of an ancient rural settlement, now transformed into an elegant hospitality property. The estate preserves the charm of traditional Tuscan architecture, harmoniously combined with welcoming and refined interiors designed to offer high-end hospitality just a short distance from Florence.

SUMMARY OF THE PROPERTY

REFERENCE #: 3075 VILLA DICOMANO

TYPE: historical villa

CONDITIONS: restored

LOCATION: hillside, panoramic

ACCESS: excellent

INTERIORS: 1,520 square meters (16,355 square feet)

TOTAL ROOMS: 43

BEDROOMS: 14

BATHROOMS: 17

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, terracotta floors, exposed beams, fireplaces, wellness center, restaurant, garden, swimming pool

EXTERIOR: 4.4 hectares (11.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE: **A3** (EP_{gl, nren} = 32.62 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Dicomano (5 km; 10'), Rufina (12 km; 15'), Borgo San Lorenzo (18 km; 25'), Pontassieve (25 km; 30'), Vicchio (25 km; 30'), Barberino di Mugello (40 km; 45'), Florence (45 km; 1h), Fiesole (45 km; 1h), Poppi (50 km; 1h), Arezzo (75 km; 1h 20'), San Gimignano (95 km; 1h 40'), Siena (105 km; 1h 40'), Cortona (105 km; 1h 40'), Bologna (115 km; 1h 30'), Montepulciano (130 km; 2h), Lucca (130 km; 1h 50'), Pisa (145 km; 2h), Montalcino (155 km; 2h 20'), Perugia (155 km; 2h 10'), Assisi (175 km; 2h 30'), Rome (285 km; 3h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (50 km; 1h), Bologna G. Marconi (115 km; 1h 30'), Pisa G. Galilei (145 km; 2h), Perugia San Francesco (165 km; 2h 20'), Rimini F. Fellini (175 km; 2h 20'), Roma Ciampino (300 km; 3h 30'), Roma Fiumicino (320 km; 3h 45')

VILLA DICOMANO

In the **heart of the Mugello Valley**, immersed in one of **Tuscany's** most authentic landscapes, this **charming hamlet** was created through the careful restoration of an ancient rural settlement, now transformed into an **elegant hospitality property**. The estate preserves the charm of **traditional Tuscan architecture**, harmoniously combined with welcoming and refined interiors designed to offer **high-end hospitality** just a short distance from **Florence**.

The complex is composed of **several buildings** and includes **independent residential units** already arranged to accommodate guests. The bright, well-laid-out interiors feature comfortable living areas with kitchens, well-appointed bedrooms, and spaces dedicated to wellbeing, creating an intimate and relaxing atmosphere. The property is completed by an **exclusive wellness area** with **Jacuzzi, sauna, Turkish bath, and relaxation area**, an element that further enhances the value of the estate.

EXTERIOR, FINISHES AND POTENTIAL

Outside, **manicured gardens** and **panoramic terraces** overlook the gentle hills of the Mugello, offering breathtaking views. The characteristic L-shaped **pool with solarium** represents the heart of outdoor living, while the porticos and the spaces dedicated to conviviality, including the restaurant lounge with veranda, invite guests to enjoy pleasant moments of relaxation and sharing.

The careful renovation has preserved the original character of the hamlet, enhancing its traditional architectural features through an elegant and understated style, where **exposed wooden beams, textured floors**, contemporary bathrooms, and bright interiors blend in perfect balance between tradition and comfort.

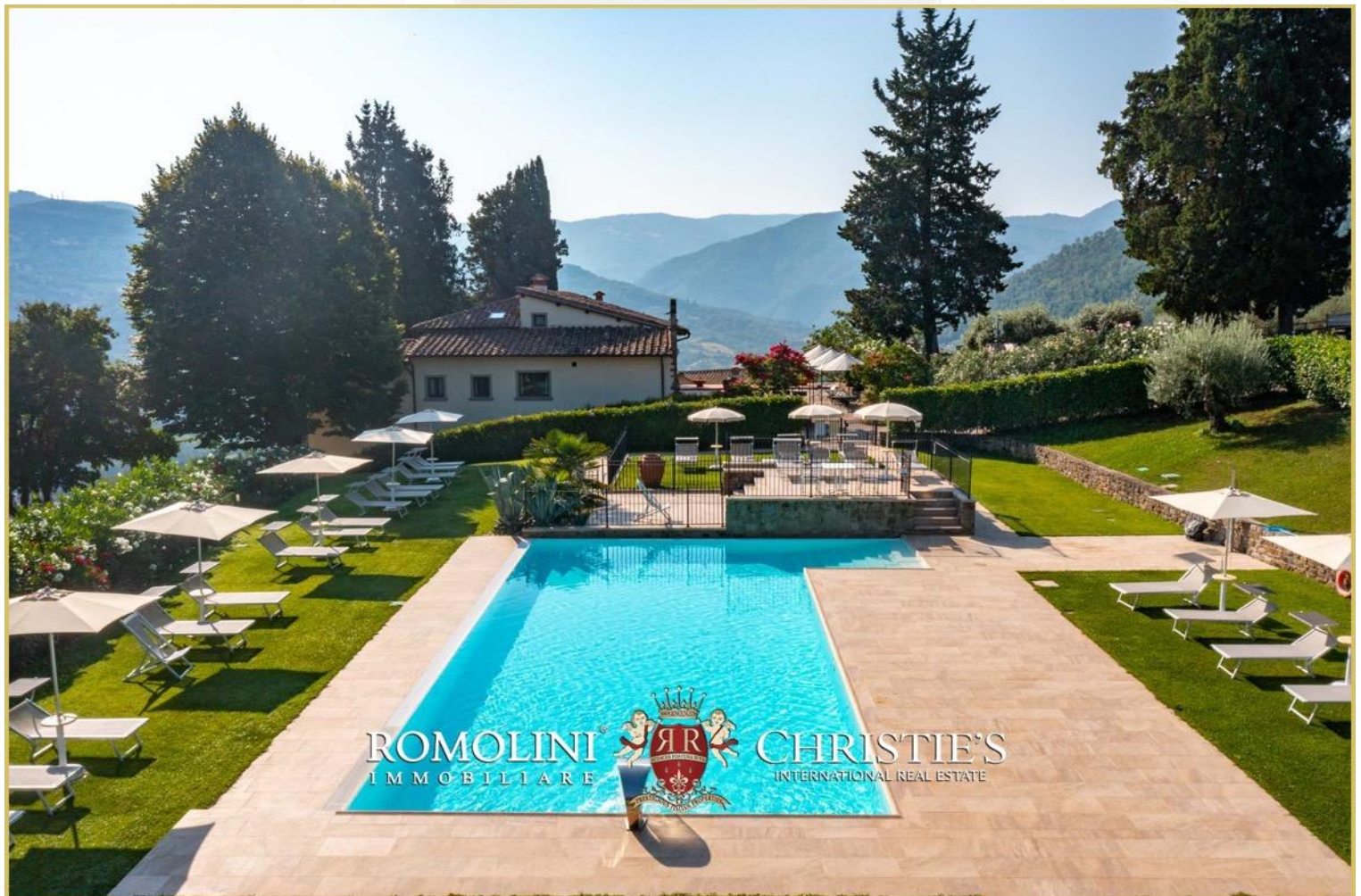
Thanks to its layout, the property is naturally suited to continue its hospitality vocation as a **relais, country resort, or venue dedicated to experiential stays**, with the possibility of hosting **private events** and **wellness retreats**.

The location is one of its greatest strengths: set in one of Tuscany's most appreciated areas for its landscape, tranquility, and quality of life, and combined with the proximity to **Florence**, it offers a perfect balance of privacy, nature, and easy access to one of Italy's most iconic cities.







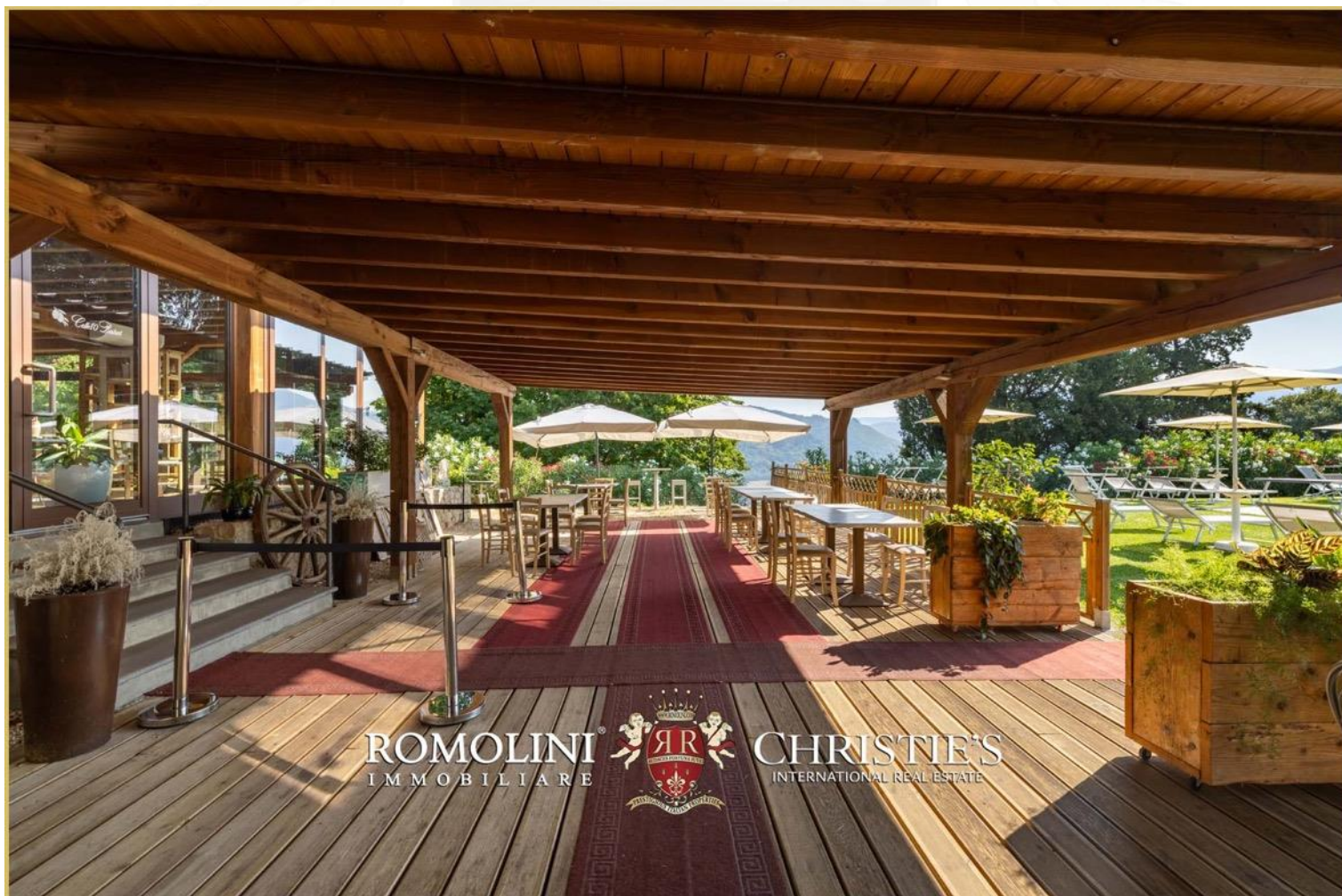




















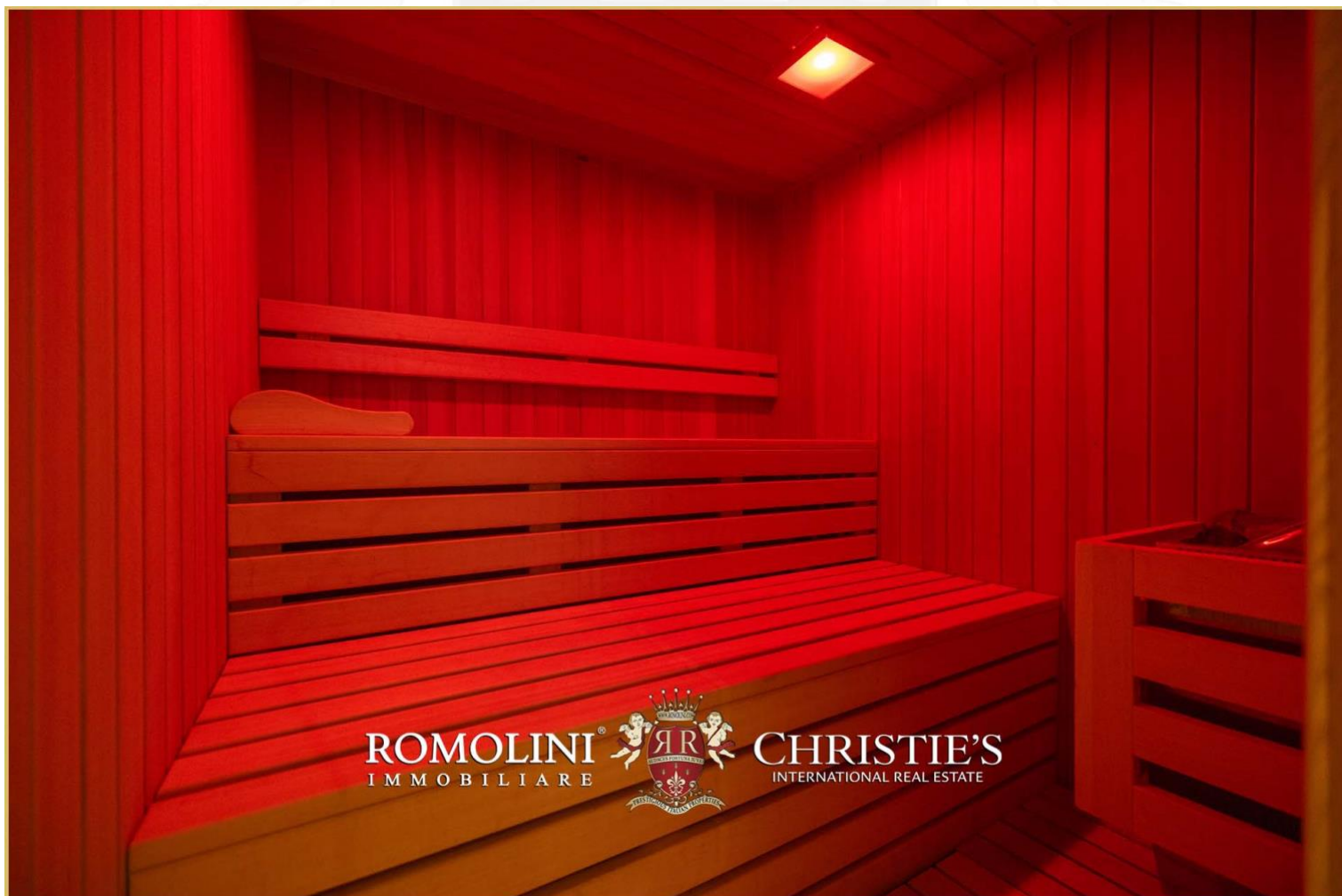






















































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