

Ref. 3079 – **VILLA FRANCESCA**

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PORTION OF A HISTORICAL VILLA FOR SALE ON THE HILLS OF FLORENCE, TUSCANY

Florence – Florence – Tuscany



Interiors
552 m²

Bedrooms
4

Bathrooms
6

Swimming pool
12 × 6 m

Total land
300 m²

Olive grove
630 m²

Oil
50 kg

A short distance from the historic center of Florence, on the hills of Ponte a Mensola, this historical villa dating back to 1850 offers interiors of great character and retains numerous original architectural features. The property measures approximately 552 m² overall, distributed over five levels, and comprises 19 rooms, 4 bedrooms and 6 bathrooms. The villa features a private garden of approximately 300 m², directly accessible from the ground-floor rooms and enclosed by *pietra serena* stone balustrades and decorative columns. The garden includes a monumental well, a pergola, a barbecue area with oven and a sunbathing area.

SUMMARY OF THE PROPERTY

REFERENCE #: 3079 – VILLA FRANCESCA

TYPE: manorial villa

CONDITIONS: restored

LOCATION: open, panoramic

ACCESS: excellent, paved road

INTERIORS: 552 square meters (5,939 square feet)

TOTAL ROOMS: 19

BEDROOMS: 4

BATHROOMS: 6

ANNEXES: garage

MAIN FEATURES: historical building, Florentine *biforas*, wooden floors, *pietra serena* frames, double glazing, fireplace, historical cellar, fitness area, elevator, olive grove, condominium park

EXTERIOR: 930 square meters (0.2 acres)

GARDEN: yes, shared

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Firenze (9Kkm; 20'), San Casciano in Val di Pesa (20km; 20'), Greve in Chianti (30km; 35'), Colle di Val d'Elsa (55km; 45'), San Gimignano (60km; 1h), Monteriggioni (60km; 50'), Siena (75km; 1h 5'), Lucca (90km; 1h 5'), Pisa (95km; 1h 15'), Volterra (80km; 1h 20'), Montepulciano (105km; 1h 20'), Pienza (110km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (10km; 20'), Pisa G. Galilei (90km; 1h 10'), Bologna G. Marconi (110km; 1h 20'), Perugia San Francesco (155km; 1h 45'), Roma Ciampino (280km; 2h 45'), Milano Linate (310km; 3h 10'), Roma Fiumicino (300km; 2h 50'), Milano Malpensa (360km; 3h 40')

VILLA FRANCESCA

A short distance from the historic center of **Florence**, on the hills of **Ponte a Mensola**, this **historical villa** dating back to **1850** offers interiors of great character and retains numerous original architectural features. The property measures approximately **552 m²** overall, distributed over five levels, and comprises **19 rooms, 4 bedrooms and 6 bathrooms**.

The ground floor opens onto a spacious entrance hall and comprises an elegant sitting room with **wooden boiserie and fireplace**, a service kitchen, a breakfast area with period fireplace, a dining room and a distinctive sitting room created within the villa's **ancient chapel**.

The basement houses a large **professional kitchen**, a spacious room suitable for receptions, a **ventilated wine cellar with tasting area** for approximately **3,000 bottles**, as well as a bedroom, a bathroom and a **garage (70 m²)** for three cars. The service rooms and laundry are located on the mezzanine floor, while an **internal lift** connects the main levels of the house.

The first floor houses the **master suite**, with private study, dressing room and double marble bathroom.

The top level, reached via a characteristic **stone spiral staircase**, comprises a sitting room, two bedrooms and the related bathrooms.

The interiors retain the charm of the historic residence, with materials and details that highlight its origins and stately character.

EXTERIOR

The villa features a **private garden of approximately 300 m²**, directly accessible from the ground-floor rooms and enclosed by *pietra serena* stone balustrades and decorative columns. The garden includes a monumental well, a pergola, a barbecue area with oven and a sunbathing area.

A **separate olive grove of approximately 630 m²** completes the property and allows for a domestic production of approximately **20 kg of extra virgin olive oil per year**.

The residence also enjoys dual access to the **monumental condominium park**, an Italian-style garden with mature trees, *pietra serena* stone pathways and fine period architectural features. The park offers a **12 × 6 m swimming pool with sun terrace**, a fitness area and parking spaces, with spaces for exclusive use and areas reserved for guests.

The location, just a few minutes from the historic center of Florence, together with the combination of historic architecture, private spaces and shared amenities, makes this property particularly suitable as a **private representative residence**, with the possibility of hosting guests and organizing receptions.



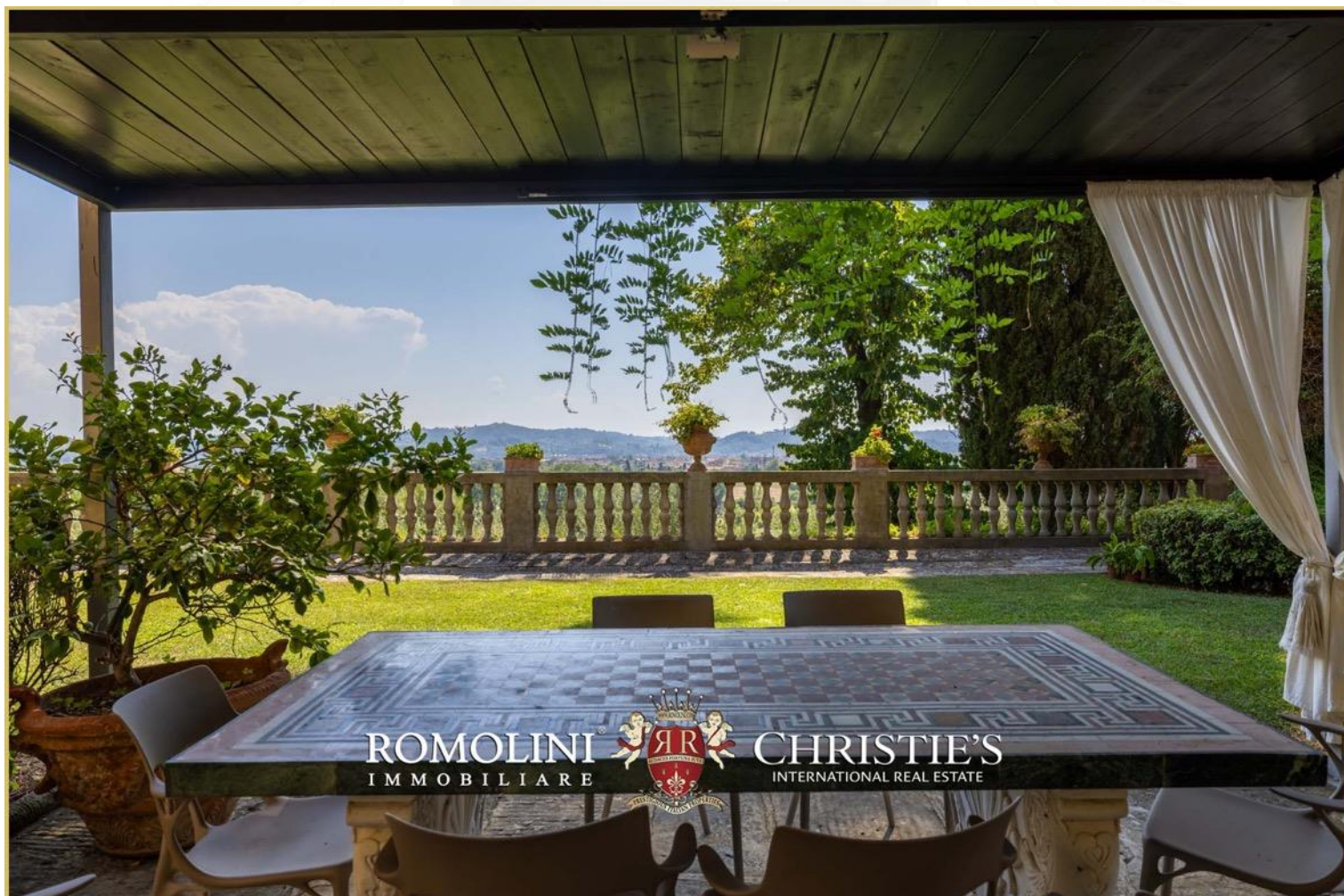






















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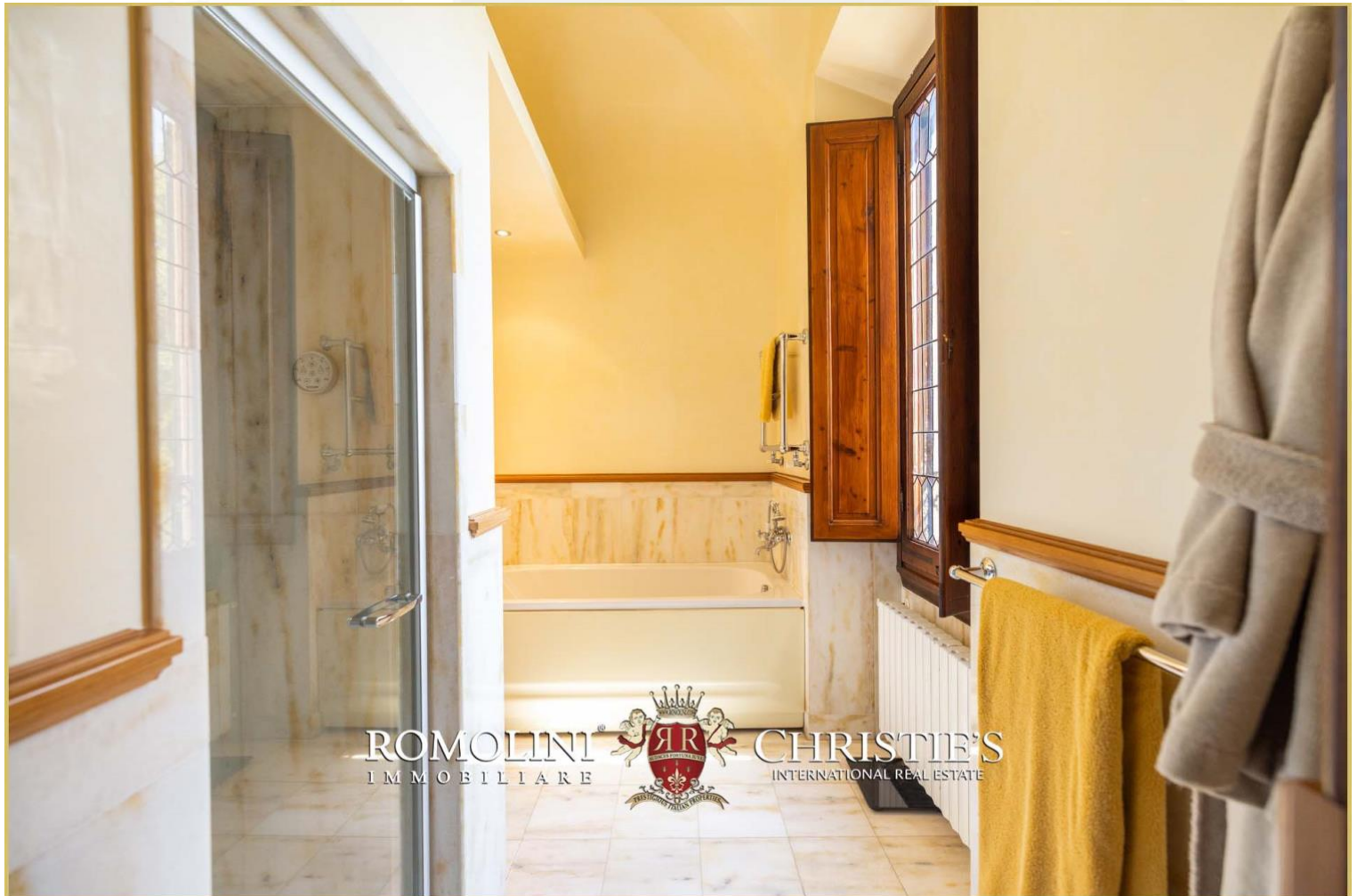






















































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