

**for sale in Firenze**  
**Galluzzo**  
**€ 820.000**  
**Ref. 1678**



**210 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7**

Single-family house

Detached villa free on four sides with its own 850 m2 garden, garage, tool shed, and large courtyard facing the house with a south-facing exposure.

Excellent location at the foot of the Via del Podestà hill on a quiet internal road, 5 km from the Impruneta toll booth to avoid crossing the city and taking the A1 north or south, and 2 km from Esselunga Galluzzo.

Approximately 210 sq m of commercial space is arranged as follows: in the basement, featuring bright windows and a perfect drainage system, there is a large room with independent access and an internal staircase leading to the raised ground floor:

It features a full kitchen and two closets. The larger one could accommodate a third bathroom for a possible double bedroom.

Main entrance from the porch on the raised ground floor: living room, bedroom, bathroom, closet and stairs leading down and up to the first floor with three bedrooms overlooking the terrace and a bathroom.

Independent heating, air conditioning, ready to move into.

## Certification

Energy Class: C

EPgInr: 67.27 kwh/□

## Features

|                                        |                                  |
|----------------------------------------|----------------------------------|
| Code: 1678                             | Reason: Sale                     |
| Address: Via San Michele delle Campora | Zip Code: 50124                  |
| Municipality: Firenze                  | Zona: Galluzzo                   |
| Total Square Meters: 210 sq.m.         | Bedrooms: 4                      |
| Bathrooms: 3                           | Rooms: 7                         |
| State of Preservation: Good            | : 5                              |
| Total Floor: 3                         | Heating: Heating                 |
| Parking: Uncovered Parking             | Current Status: Free to the deed |
| Terrace: Present                       | Garden: Private, 850 sq.m.       |
| Kitchen: Regular Kitchen               | Terrace                          |
| Tv Antenna : Autonomous                | Porch                            |
| Closet                                 | ADSL Coverage                    |
| Fireplace                              | Wiring : By Law                  |
| Shower                                 | Wooden Window Frames             |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |



