

for sale in Firenze Price on Application Ref. 1744



3.000 sq.m. | Bathrooms: 20 | Bedrooms: 24 | Rooms: 45

For privacy reasons, the address and map pointer are purely indicative and do not represent the exact location of the property. Upon request, we will provide all the information needed to locate the property. **PRESTIGIOUS VILLA - HISTORIC 15TH CENTURY RESIDENCE FOR SALE IN THE FLORENTINE HILLS** In the heart of the hills, just minutes from the center of Florence, we offer for sale a prestigious villa, a historic 15th-century residence that has undergone significant restoration and conservation work. A property of great charm and prestige, featuring over 3,000 square meters of retail space and approximately 2,500 square meters of floor space, which combines the architectural value of its history with comfort and contemporary technological features. The villa houses 10 fully-finished apartments and stands out for its spacious living spaces, versatile layout, and numerous customization options, making it ideal for both a prestigious residential project and an investment in the luxury hospitality sector. The property is enhanced by a fully restored Italian garden of approximately 1,000 square meters and a charming lemon house of approximately 300 square meters, a space with multiple potentialities, transformable into exclusive suites, an independent residence, or a wellness area, subject to obtaining the necessary permits. The property also includes a fully functional wellness area, complete with a spa, a Technogym-equipped gym, a sauna, and a bio-sauna. Parking is also available, along with two entrances and a tree-lined avenue. The electrical, plumbing, and heating systems are already installed and operational, as are the other main systems serving the property. The renovation has been substantially completed: the floors and bathroom coverings of the ten apartments still need to be finished, offering the buyer the possibility of defining the final finishes according to the chosen concept. Thanks to its strategic location, approximately 15 minutes from Florence and 10 minutes from the A1

Firenze Impruneta motorway exit, the villa represents a rare opportunity for those wishing to invest in a prestigious historic property in one of the most sought-after areas of the Florentine countryside. Potential destinations include: Historic representative residence. Luxury boutique hotel, with the potential for up to 35 rooms in the villa alone, subject to applicable permits. Luxury apartment complex. Accommodation facility for exclusive stays. High-profile private residence. It is possible to evaluate either the direct purchase of the property or the acquisition of shares in the owner company, according to modalities to be explored during the negotiation phase. This villa combines the authentic charm of Florentine history with the potential of an exclusive real estate investment.

Certification

Energy Class: G

Features

Code: 1744	Reason: Sale
Address: bypass di galluzzo	Zip Code: 50124
Municipality: Firenze	Total Square Meters: 3.000 sq.m.
Bedrooms: 24	Bathrooms: 20
Rooms: 45	State of Preservation: Restored
: 10	Level: Multi-Storey
Total Floor: 3	Heating: Central Heating with Counter
Parking: Uncovered Parking	Lift: Yes
Age Construction: 1500	Current Status: Free to the deed
Balconies: Present	Terrace: Present
Garden: Private, 1.000 sq.m.	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Condominium
Closet	ADSL Coverage
Fireplace	Air-Conditioned
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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	

