

PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

FLORENCE - LUXURY APARTMENTS IN HISTORIC VILLA FOR SALE



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

FLORENCE - LUXURY APARTMENTS IN HISTORIC VILLA FOR SALE

On the hills surrounding, **luxury villa** dating back to the 13th century on the hills around **Florence**. The property includes the villa, which is divided into **ten luxury apartments**, and 10 ha of land, of which 7.5 hectares of olive grove, 1 hectare of vineyard and 800 smq of garden in traditional English and Italian style. A restaurant, an outdoor heated swimming pool and an underground parking lot are planned to be built. The villa is not far from the historic center of Florence (8km; 25') and a short distance from the airport (7km; 15'). Other cities of Tuscany can nonetheless be reached in less than two hours (Lucca, San Gimignano, Pisa, Siena, Forte dei Marmi, Montalcino...).

DESCRIPTION OF THE BUILDINGS

The residential portion of the villa spans 2,652 sqm (28,535 sqft) and is laid over three floors. Inside the villa there are fourteen apartments in total, ten of which currently available for sale.

- **Apartment N°1** (328 sqm – 3,529 sqft, ground floor, 2 bedrooms and 3 bathrooms) – € **4.716.300**: ample living room with dining area, live-in kitchen, private office space, guest bathroom, master bedroom with private bathroom, bedroom and bathroom;
- **Apartment N°2** (231 sqm – 2,485 sqft, ground floor, 2 bedrooms and 3 bathrooms) – € **2.896.400**: living room with open-plan kitchen and dining area, reading room, guest bathroom, master bedroom with en-suite bathroom, bedroom and bathroom;
- **Apartment N°3** (216 sqm – 2,324 sqft, ground floor and mezzanine, 2 bedrooms and 3 bathrooms) – € **2.718.920**: living room with open-plan kitchen, cloakroom, guest bathroom, reading room, sitting room, dining room, master bedroom with en-suite bathroom and private wardrobe, double bedroom with en-suite bathroom;
- **Apartment N°6** (371 sqm – 3,992 sqft, ground floor and mezzanine, 2 bedrooms and 3 bathrooms) – € **2.310.170**: ample living room with kitchen and dining area (exit onto the private 77-sqm garden), guest bathroom and two bedrooms with en-suite bathroom;
- **Apartment N°7** (276 sqm – 2,970 sqft, ground floor and mezzanine, 2 bedrooms and 3 bathrooms) – € **3.720.150**: ample living room with exit onto the private 154-sqm garden, dining room with open-plan kitchen, guest bathroom, office space with private bathroom and two bedrooms with en-suite bathroom;
- **Apartment N°9** (233 sqm – 2,507 sqft, mezzanine and first floor, 2 bedrooms and 3 bathrooms) – € **2.919.080**: ample living room with dining area, kitchen, cloakroom, guest bathroom, reading room and two bedrooms with en-suite bathroom;
- **Apartment N°10** (192 sqm – 2,066 sqft, ground and first floor, 2 bedrooms and 3 bathrooms) – € **2.430.608**: ample living room, dining room with open-plan kitchen, guest bathroom and two bedrooms with en-suite bathroom;
- **Apartment N°11** (176 sqm – 1,894 sqft, first floor, 2 bedrooms and 3 bathrooms) – € **2.242.640**: living room with dining area and open-plan kitchen, guest bathroom, cloakroom, master bedroom with walk-in wardrobe and en-suite bathroom, double bedroom with en-suite bathroom;
- **Apartment N°12** (311 sqm – 3,346 sqft, first floor, 3 bedrooms and 3 bathrooms) – € **4.174.500**: ample living room with dining area and open-plan kitchen, sitting room and three bedrooms with en-suite bathroom and wardrobe;
- **Apartment N°13** (318 sqm – 3,422 sqft, mezzanine and first floor, 3 bedrooms and 3 bathrooms) – € **4.572.940**: ample living room with dining area and open-plan kitchen (exit onto the private 338-sqm garden), ample gallery living room, master bedroom with en-suite bathroom and wardrobe and two double bedrooms with en-suite bathroom.

The villa, other than the apartments, also includes several common areas which include finely decorated living halls, the main historic staircase and a hall used for exhibits. The

underground rooms are used to produce wine.

STATE AND FINISHES

The villa was built in the 13th century and has been owned by several notable Florentine families. At the beginning of the 20th century, the building was converted into a convent for the Dominican nuns and as such it remained until 2013, when it was decided to restore the villa and bring it back to its original splendor. The villa boasts fine features (frescoes, old fireplaces, vaulted ceilings, loggias, finely decorated floors, sculptures...) and is split into independent apartments offering all the modern comforts (heating under the floor, air conditioning and high-tech appliances...).

EXTERIORS

The property covers a total surface of 10.0 hectares, mainly planted with approximately 1,400 olive trees (7.5 ha). The remaining portion of land includes a vineyard (1.0 ha) and several spaces landscaped into beautiful Italian and English gardens. The beauty of the park is the perfect crowning to the already beautiful and imposing villa.

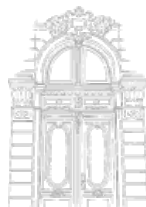
The olive oil and wine produced in the property are both registered as IGP products and are still nowadays produced with traditional methods.

Outside the property, reached via a convenient paved road, there is a parking area for the owners of the apartments.

USE AND POTENTIAL USES

The villa has been converted into a magnificent residential complex with fourteen apartments and common areas. Currently, a project is being drafted for the realization of an 800-sqm restaurant, a heated swimming pool (25 × 6 m) and an underground parking lot with 22 car spots. It is also being evaluated the possibility of creating a helipad and tennis courts.

Prix sur demande



www.poncet-poncet.com

Exclusive Affiliate of Christie's International