

Impruneta – Toscana

## Wonderful historic villa in Impruneta, metropolitan city of Florence, with pool and park

Property ID: Immo-2021-103



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PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 840 m<sup>2</sup> • ROOMS: 24 • LAND AREA: 3.580 m<sup>2</sup>

Property ID: Immo-2021-103 - 50023 Impruneta – Toscana

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## At a glance

Property ID	Immo-2021-103
Living Space	ca. 840 m²
Rooms	24
Bedrooms	7
Bathrooms	8
Year of construction	1700
Type of parking	6 x Multi-storey car park

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 920 m²
Equipment	Swimming pool

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## Energy Data

Energy Source	Gas
Energy certificate valid until	17.01.2028
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	122.00 kWh/m²a
Energy efficiency class	E



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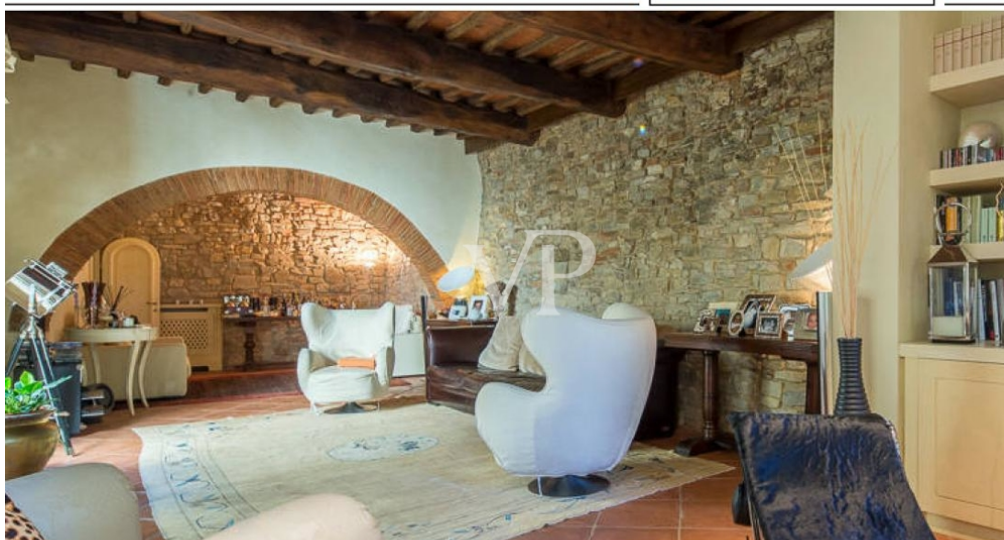


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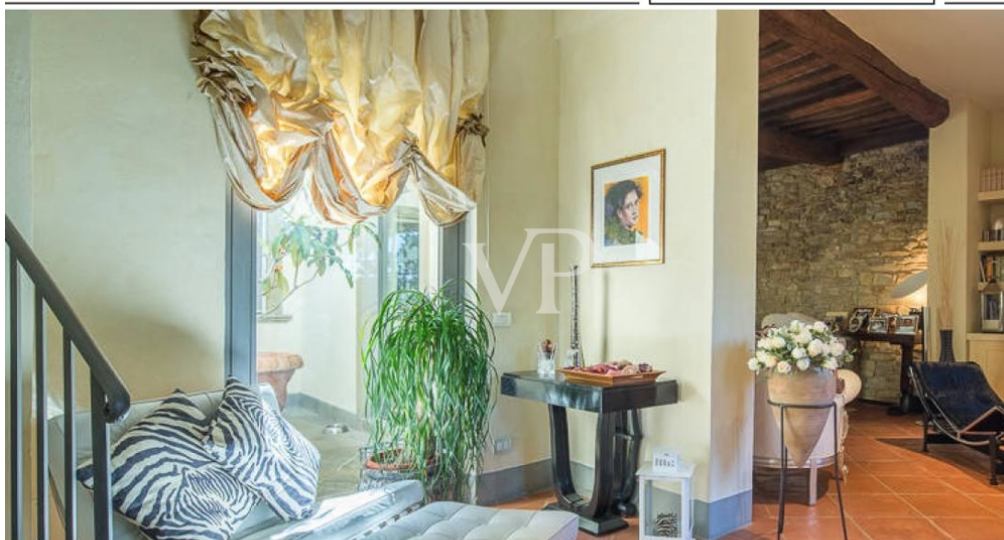
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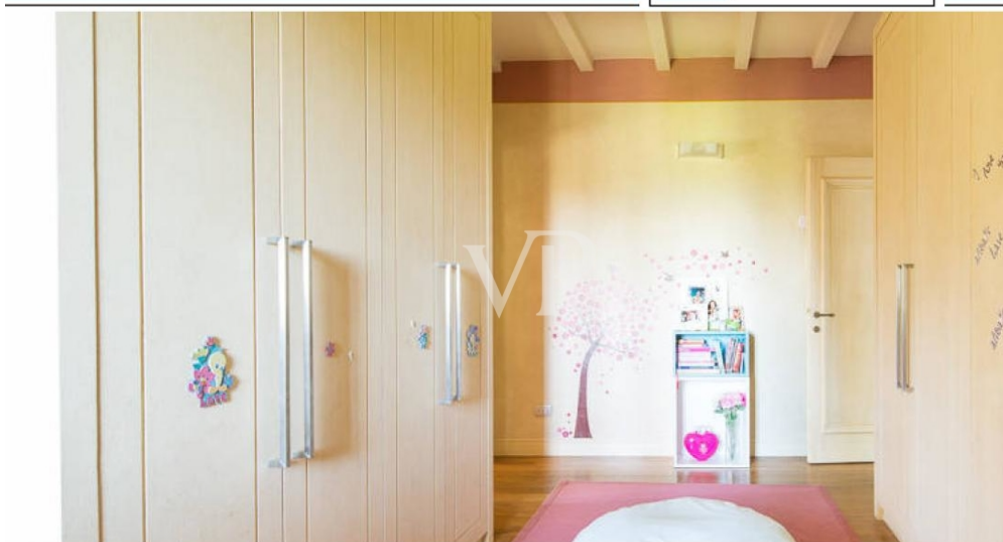
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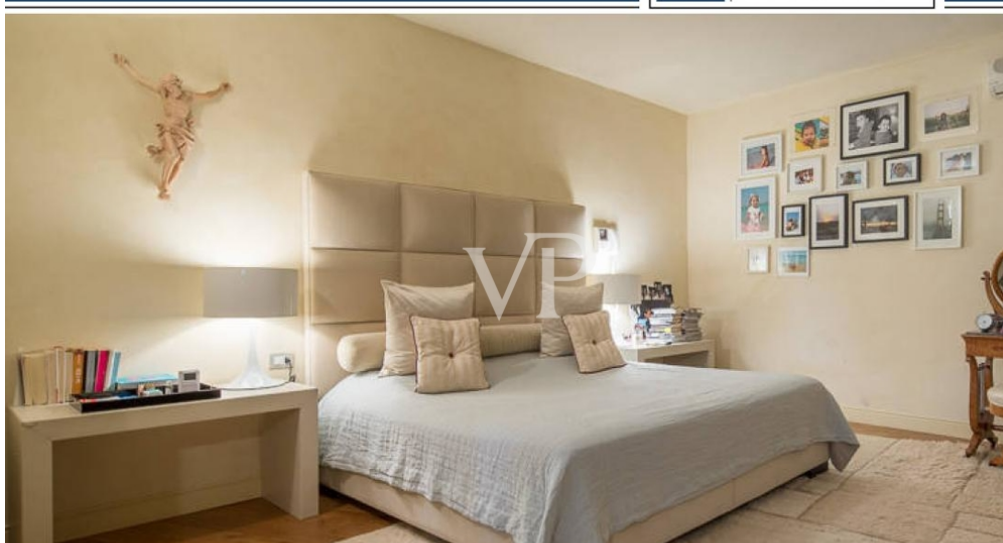
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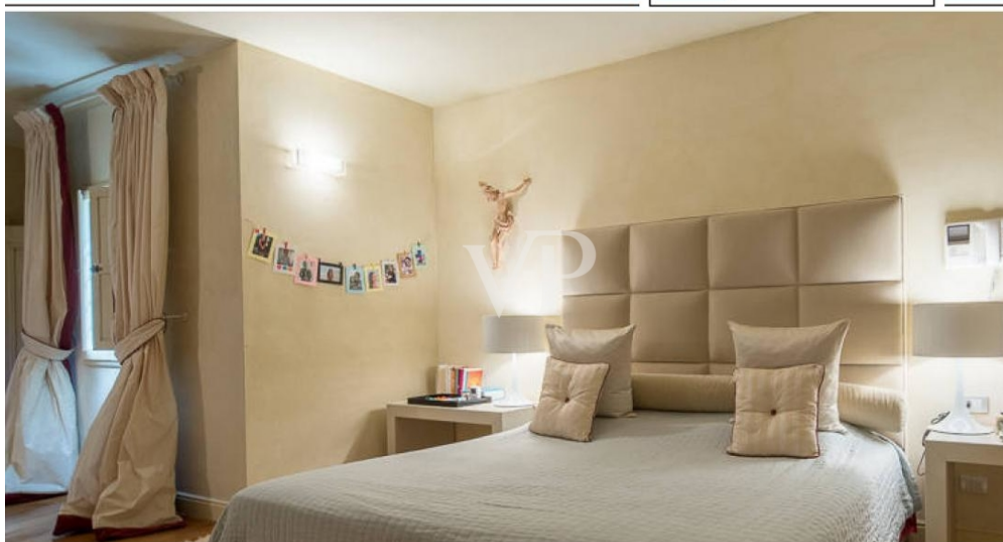
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## A first impression

Florence, capital of Tuscany, city of Art and Culture, stronghold of the Medici family, undisputed destination for millions of visitors. How to escape the charm of so much beauty and elegance fragmented to the innate sympathy and goliardia of the Florentines, proud descendants of Dante, who still claim the origin of the vernacular, the Italian language, and many famous people of history, art and culture.

Uniquely, Florence's location, surrounded by hills and crossed by the Arno River brings a torment: cold climate in winter and sultry in summer.

That's why since history, well-to-do lords and those who could afford it built magnificent villas and residences in the surrounding hills, a short distance from the centre, but out of the valley, in the cool, lush countryside.

We offer this ancient convent of the fifteenth century renovated a few years ago with great care and refinement, the prestigious property consists of a main villa of about 740 square meters, an outbuilding of 40 square meters and an apartment for service personnel.

Outside the residence extends a lush, well-kept park of 3,000 square meters, in which it was built a beautiful swimming pool.

The main villa is on two levels plus a characteristic panoramic tower that offers a breathtaking view of the typical Tuscan landscape; the interiors are spacious, elegant, cozy, embellished with refined furniture and fine finishes in marble, antique terracotta and stone.

The ground floor is entirely dedicated to the living area, with a series of living rooms that follow one another around a small central cloister, which makes the rooms particularly bright. Large kitchen and various service rooms.

On the upper floors there are four bedrooms, each with its own wardrobe area and very exclusive bathrooms equipped with every comfort.



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## Details of amenities

The entire property is fenced with walls that ensure privacy, with two automated gates and a large and convenient private covered parking.

Alarm system, large swimming pool with degrading bottom and solarium. Terrace in front of the villa, with a covered veranda and a very comfortable outdoor summer kitchen.

Independent annexe with two bedrooms, living room with kitchenette and bathroom.

The interiors of the villa are very well maintained, while retaining ancient elements such as the wine cellar below the entrance area.

Furnishings and finishes of prestige, suitable to enhance the understated elegance that characterizes the entire residence.

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## All about the location

In less than 30 minutes, and only 15 kilometres from the centre of Florence, is the pretty village of Impruneta, situated on the border of the Chianti Classico area and surrounded by vineyards and olive groves.

A reality so close to the city as to be in fact part of it, but also a place where you can feel at peace with the world, you can feel the lightness of flying in a sky of serenity and joy of living under the push of that proverbial wind that on the hill almost never ceases to blow; it is easy to remember the words of Leo Codacci:

"While I thank God for having made me Italian and Tuscan, I am especially grateful to him for having made me an Impruneta native".

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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