

Firenze

# Wonderful apartment located in the prestigious setting of Piazza dei Mozzi in San Niccolò

Property ID: IT254152542



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RENT PRICE: 3.500 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 5

**Property ID: IT254152542 - 50125 Firenze**

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## At a glance

|                      |                        |             |                        |
|----------------------|------------------------|-------------|------------------------|
| Property ID          | IT254152542            | Rent price  | 3.500 EUR              |
| Living Space         | ca. 100 m <sup>2</sup> | Commission  | Soggetto a commissione |
| Floor                | 2                      | Total Space | ca. 120 m <sup>2</sup> |
| Rooms                | 5                      |             |                        |
| Bedrooms             | 2                      |             |                        |
| Bathrooms            | 2                      |             |                        |
| Year of construction | 1600                   |             |                        |

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## The property



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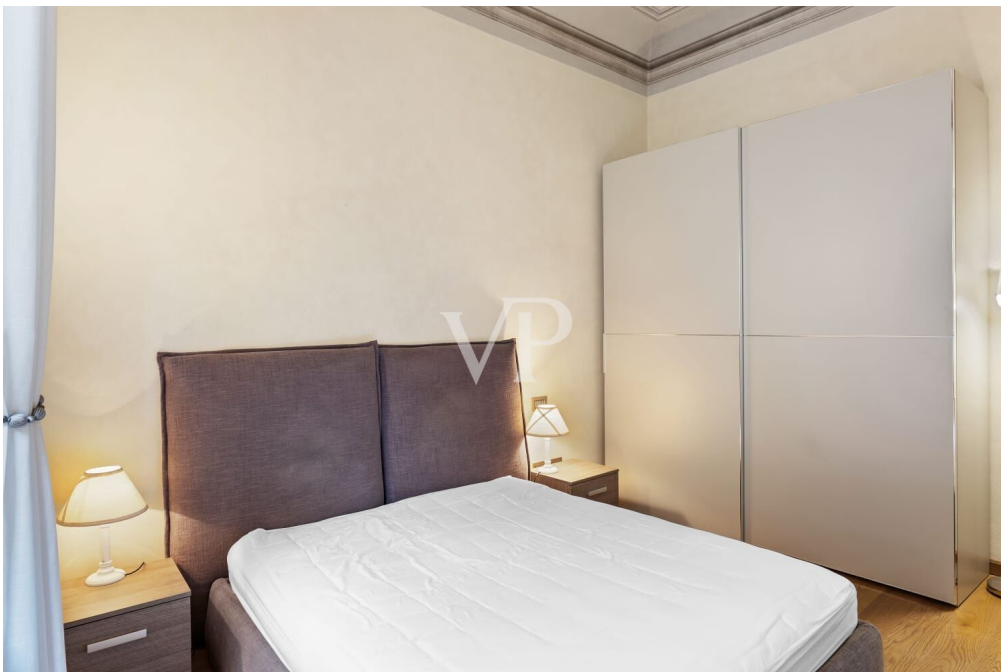
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## The property



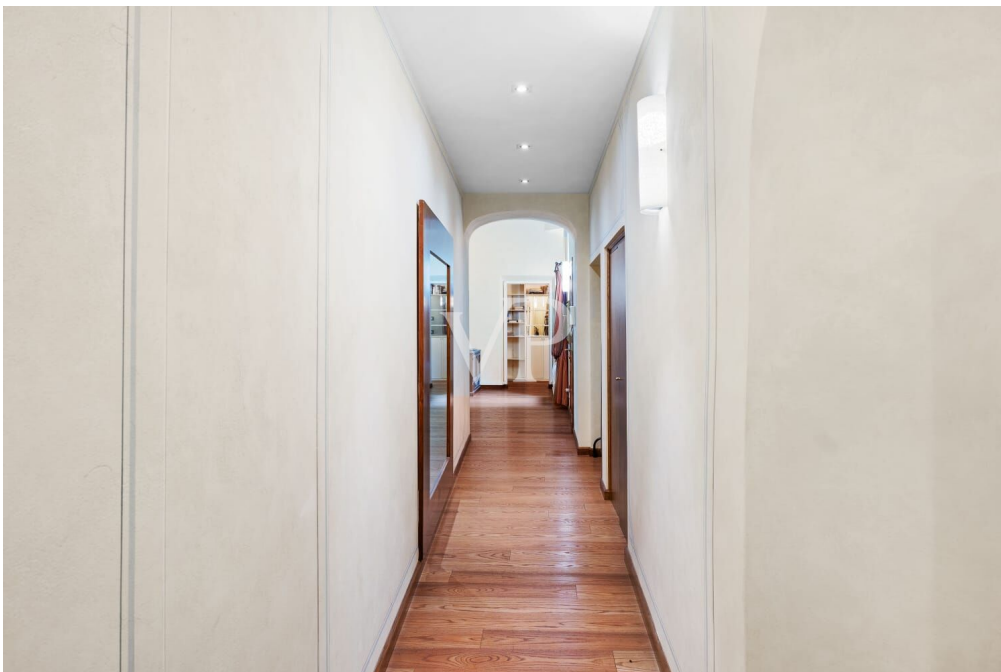
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## A first impression

Wonderful apartment located in the prestigious context of Piazza dei Mozzi, in the heart of Florence, a few steps from Lungarno Torrigiani.

This charming property is located on the second floor of a historic building, without elevator, and has been recently renovated with luxury finishes.

The apartment boasts spacious and bright spaces, with an optimal layout that includes:

- Elegant entrance hall
- Spacious living room
- Spacious eat-in kitchen
- Two double bedrooms
- A study (which can be used as a third single bedroom)
- Two modern bathrooms
- Utility room

Equipped with central heating and air conditioning, the property ensures maximum comfort in all seasons.

An unmissable opportunity for those who want to live in one of the most exclusive areas of Florence, immersed in art and history.

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## Details of amenities

- Central and sought-after location, a few steps from Lungarno Torrigiani
- Apartment with 4 rooms on the second floor of a historic building (without elevator)
- Recently renovated with high quality materials and elegant finishes
- Functional and spacious floor plan: living room, eat-in kitchen, 2 double bedrooms, studio, 2 bathrooms, utility room
- Double-glazed windows
- Independent heating and air conditioning for maximum comfort all year round
- Bright and quiet environments, despite the central location

Lease terms:

Monthly rent: 3,300€ + utilities

Transitional contract: Minimum 1 year

Maximum references required

No tourist rentals, no subleases

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## All about the location

Located in the heart of the historic district of San Niccolò, this apartment enjoys a privileged position within one of the most fascinating and authentic areas of Florence. Piazza dei Mozzi is a short walk from the Arno River and at the foot of the famous Boboli Gardens and Forte di Belvedere, offering a unique atmosphere of art, history and tranquility.

The area is well served by stores, cafes, typical restaurants, and art galleries, and is appreciated by residents and visitors alike for its lively yet residential character.

- Historic center (Ponte Vecchio, Uffizi, Duomo): reachable on foot in about 10 minutes
- Nearest supermarket: about 300 meters (Conad supermarket, via dei Renai)
- Public transportation stops: less than 5 minutes on foot, direct connections to all parts of the city
- Santa Maria Novella train station: about 15 minutes by car or public transportation
- A1 highway entrance (Firenze Sud exit): about 15-20 minutes by car
- Florence Airport - Amerigo Vespucci: about 25-30 minutes by car

The location is ideal for those who wish to live immersed in the culture and Renaissance beauty of Florence, with the convenience of having all essential services in close proximity.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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