



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Capraia e Limite (FI) Via Castra 10

Property with spectacular views, Tuscany

An extraordinary restored property of 650 sqm, situated on approximately 3 hectares of land, currently used as an agritourism but with the flexibility to be easily converted for private use, including the opportunity to develop two private villas. Situated on the crest of Montalbano, this estate offers spectacular views and unparalleled surroundings. At the centre of this wonderful estate stands a breathtaking 16x12 metre infinity pool, complemented by a Jacuzzi to offer moments of pure relaxation and enjoy the surrounding beauty. With easy access, just a 32-minute drive from Florence's Amerigo Vespucci airport, this property enjoys a strategic geographic location, ideal for exploring Tuscany's major cities and artistic sites.

Currently, the property comprises 5 flats with a total of 7 bedrooms and 7 bathrooms, providing generous space and comfort for guests. The terraces offer breathtaking views while the warehouse of approximately 200 sqm provides additional space for various activities. In addition, an olive grove of approximately 5,000 sqm enriches this property with the charm of traditional Tuscan agriculture. This property offers not only a unique investment opportunity, but also the chance to create an oasis of luxury and tranquillity in the heart of Tuscany. With its privileged location and distinctive features, this estate is an ideal choice for those seeking an exclusive retreat or wishing to develop a prestigious hospitality business.

INFORMATION

Ref.	Toscana 990
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	10
Bedrooms	7
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	650
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Hill
View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Heating	Independent		



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ACCESSORIES

Electric gate

Laundry room

Swimming pool

Storage room

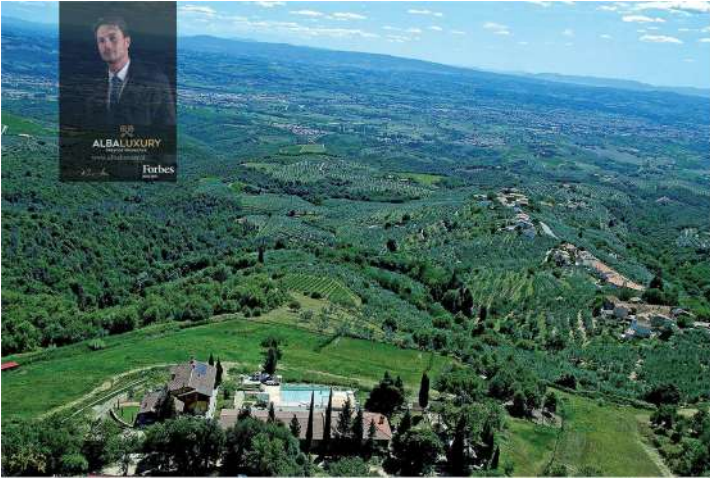
Jacuzzi tub

IMAGES





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