



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 Firenze (FI) Via Camporbiano 60

Prestigious Tuscan estate, Florence

Exclusive Tuscan estate, an oasis of beauty nestled in the heart of Tuscany, a short distance from the picturesque medieval villages of San Gimignano, Volterra and Certaldo, and less than an hour from the renowned cities of Florence, Pisa and Siena. Strategically positioned near the Sanctuary of Our Lady of Fatima in Montignoso (2.0 km), this property is an authentic gem in the charming landscape of Gambassi Terme.

Land and Terrain: The estate covers 73.3 hectares of land, including vineyard, olive grove, arable land, woods and a well-kept garden. It consists of three main structures, with a total of approximately 2,100 square metres of living space.

Authenticity and Refinement: The oldest of the structures is an old farmhouse dating back to the mid-19th century, finely restored to preserve its authenticity and the rural Tuscan spirit.

Versatile Spaces: The Tenuta offers various spaces, including a large car park, an indoor hall for up to 280 people and a panoramic terrace with a breathtaking view of the Tuscan landscape. **Comfortable Accommodation:** It has 5 rooms and 14 flats tastefully furnished in country style, ideal for a total of 105 beds. The accommodations offer modern comforts and private outdoor spaces.

ADDITIONAL SERVICES:

Pools and Garden: The estate boasts a panoramic swimming pool, a vast garden with trees, colourful flowers and a decorative fountain, creating an environment of relaxation and enjoyment.

Modern Residence: The modern residence has 10 flats equipped with the latest comfort and technology, with panoramic views of the Era Valley and the surrounding landscape.

This Tuscan Estate offers a unique living experience, fused with the authenticity and beauty of the Tuscan countryside. With a wide range of facilities and services, it is the ideal place to enjoy moments of relaxation and tranquillity immersed in nature

INFORMATION

Ref.	Toscana 432
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	50
Bedrooms	31
Bathrooms	24
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	2100
Garden	740000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**



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Orientation North West South East Free Sides 4 Garden Private

Heating Independent

ACCESSORIES

Air conditioning

Swimming pool

Data network

Storage room

IMAGES





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