



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 San Giuliano Terme (PI) Via Edmondo de amicis arena metato 50

### Unique Medici villa in the heart of Tuscany

#### Description in English:

Immerse yourself in the atmosphere of a unique, historic Medici villa, located in the heart of Tuscany, just 3 km from the sea and a short distance from Pisa. This sumptuous mansion is a true architectural treasure, dating back to 1562, when it was commissioned by Giulio de' Medici, First Knight of the Order of the Knights of St. Stephen and First Admiral of the Medici and Stephan fleet. The villa is distinguished by its imposing and elegant Florentine style, capturing the essence of the Renaissance period.

Immersed in a private garden of approximately 8000 sqm, this residence offers a unique experience of tranquillity and beauty. The centuries-old trees and the surrounding landscape create an enchanting ambience, offering an oasis of peace and serenity.

The villa is spread over two floors, with large cellars of approximately 600 sqm and two turrets of approximately 36 sqm each. The architectural details and high-quality finishes testify to the grandeur of this historic residence. Inside, on both the ground floor and the upper floor, there is a majestic entrance hall of approximately 130 sqm, enriched by an imposing stone fireplace. Each floor of the villa offers nine spacious rooms, four to the left and four to the right of the main hall. Currently, the villa has eight bedrooms and nine bathrooms, as well as a fully equipped kitchen, two terraces and a large garage of approximately 100 sqm.

The villa's numerous windows are characterised by pilasters in typical Florentine style, framed by pietra serena. A large, perfectly preserved Medici coat of arms in Carrara marble adds a touch of nobility and history. The Villa, protected by the Fine Arts of Pisa, has its façade facing south-west, preceded by a grove of centuries-old pine trees. This unique property offers a perfect combination of historical prestige, elegance and modern comfort.

#### Specific details:

Total dimensions of the villa + turrets: approx. 1420 sqm

Total dimensions of the cellars: approx. 600 sqm

Total dimensions of the garden: approx. 8,000 sqm

Come and discover this extraordinary Medici villa and immerse yourself in the Renaissance era, enjoying a luxurious and refined lifestyle. Don't miss the opportunity to own a piece of history in one of Italy's most fascinating regions.

#### INFORMATION

|                 |              |
|-----------------|--------------|
| Ref.            | Toscana 099  |
| Type            | Sale         |
| Category        | Villa        |
| Price           | 2,000,000.00 |
| Annual Expense  |              |
| Year            |              |
| Energetic Class | G 325.6      |

#### NUMBER

|                      |    |
|----------------------|----|
| Rooms                | 22 |
| Bedrooms             | 8  |
| Bathrooms            | 9  |
| Balconies + Terraces | 2  |
| Floor                |    |
| Car Space            |    |
| Box                  | 1  |

#### SQUARE METERS

|                      |      |
|----------------------|------|
| Commercial           | 2080 |
| Garden               | 8000 |
| Cellar               |      |
| Balconies + Terraces |      |
| Attic                |      |
| Tavern               |      |
| Box                  |      |



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## FEATURES

|                     |                       |              |         |        |           |
|---------------------|-----------------------|--------------|---------|--------|-----------|
| Property Conditions | Good                  | Rank         | Elegant | View   | Open View |
| Orientation         | North West South East | Free Sides   | 4       | Garden | Private   |
| Heating             | Independent           | Heating Type | Boiler  |        |           |

## ACCESSORIES

Fireplace

Double glazing

Data network

## IMAGES







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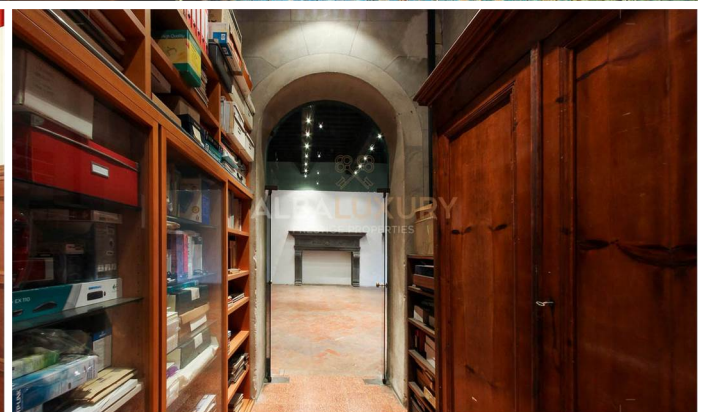
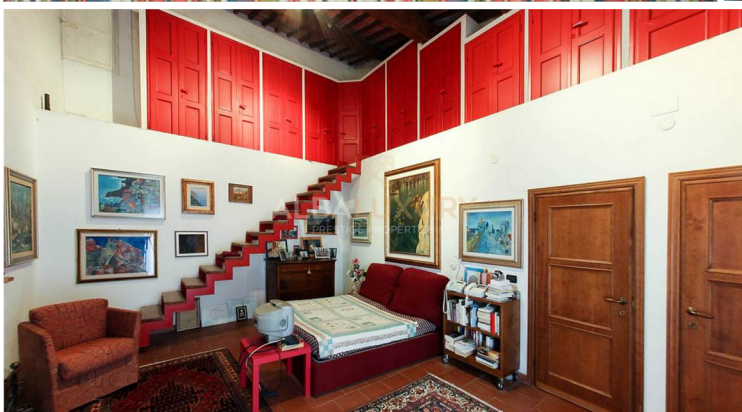
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*Marco Albano*

**Forbes**  
2022-2023



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