



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 Scarperia e San Piero (FI) Via di Spazzavento 1

### Medicean Villa near Florence in Tuscany

**Elegant Fourteenth-Century Medicean Villa with Garden and Pool . Enchanting Panorama and Historic Atmosphere:** This 14th-century villa, situated in the picturesque hills on the outskirts of Florence, offers a rare opportunity for residence or investment. Away from the hustle and bustle of the city but only 45 minutes drive from Florence, the Medici Villa of approximately 1,550 sqm and 4 hectares of land enchants with its panoramic views over the Mugello area and the historic atmosphere that surrounds it.

**Spacious Rooms and Traditional Suites:** The traditionally furnished rooms and suites offer generous spaces and breathtaking views of the surrounding countryside. Attention to detail, such as terracotta floors, wooden furniture and, in some suites, ceilings with exposed wooden beams, lend a cosy and authentic atmosphere.

**Elegance in the Living Room with Period Fireplace:** The ground floor welcomes guests into an elegant living room, dominated by a magnificent period fireplace. This space is the heart of the house, ideal for moments of relaxation and conviviality.

**Chapel and Ecological Commitment:** The surrounding park also houses a lovely chapel, adding a touch of spirituality to this unique property. The villa embraces sustainability, using photovoltaic energy to reduce its environmental impact.

**Convenience and Accessibility:** Located just 9 km from the Barberino del Mugello exit of the A1 Autostrada del Sole motorway, this historic villa combines the charm of the past with the convenience of modern connections.

#### INFORMATION

Ref.	Toscana 321
Type	Sale
Category	Villa
Price	3,900,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	15
Bedrooms	9
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1550
Garden	40000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

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



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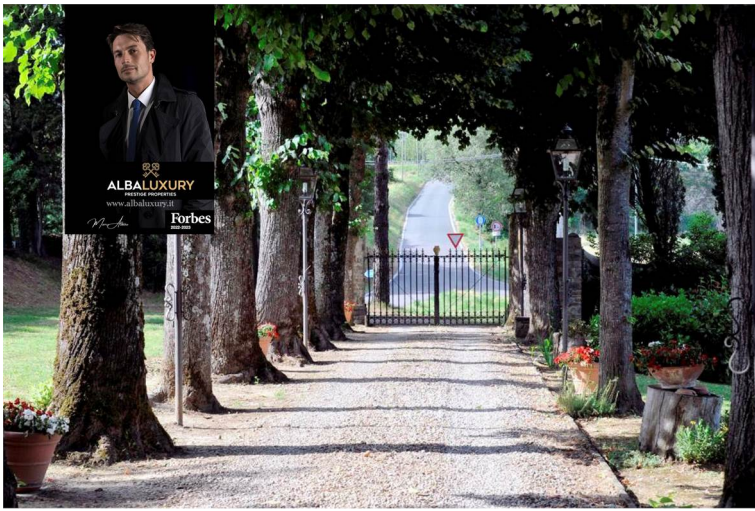
## ACCESSORIES

Swimming pool

Data network

Storage room

## IMAGES



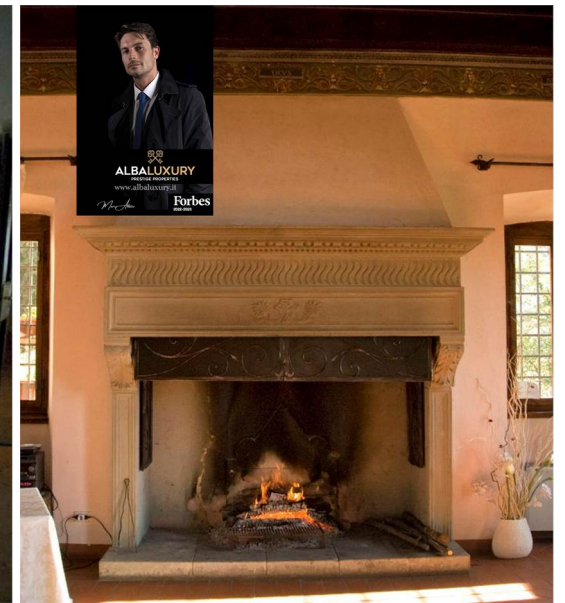


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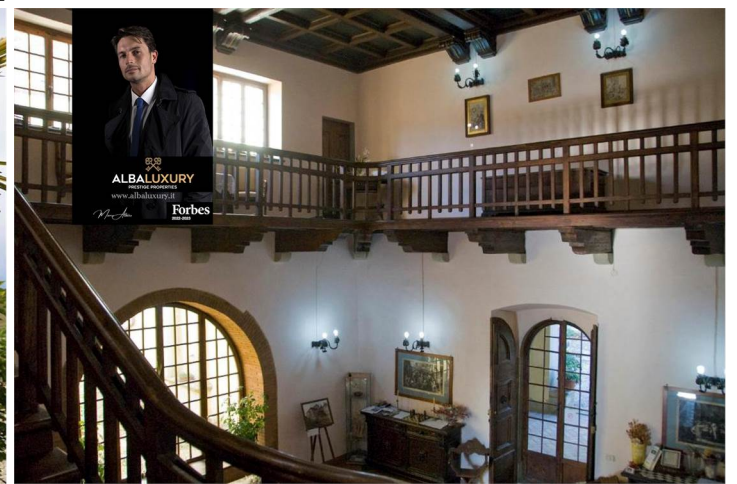
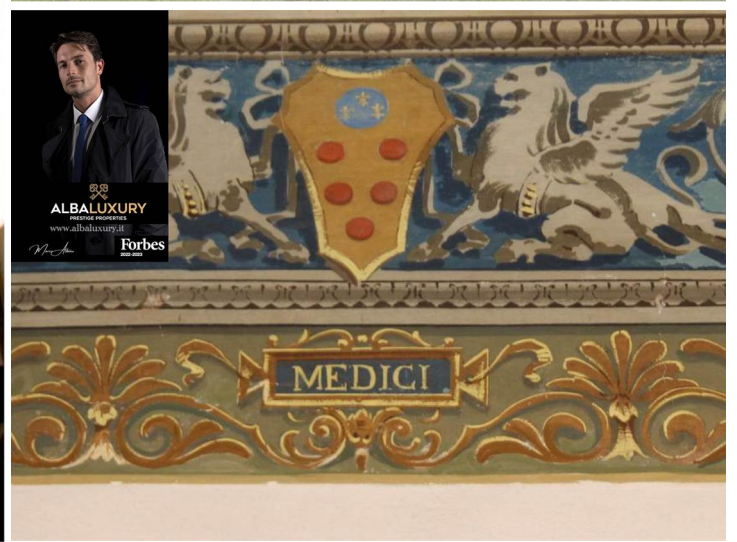


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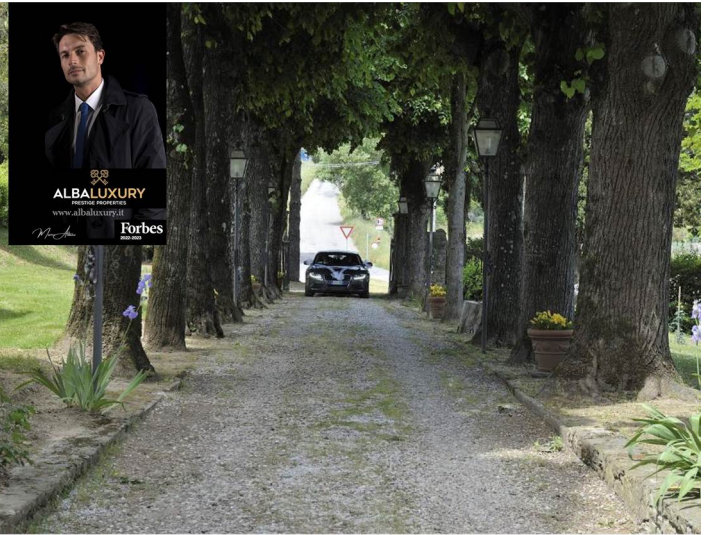
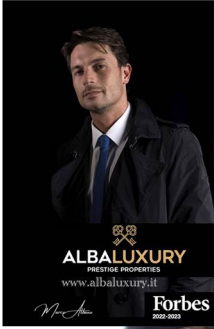


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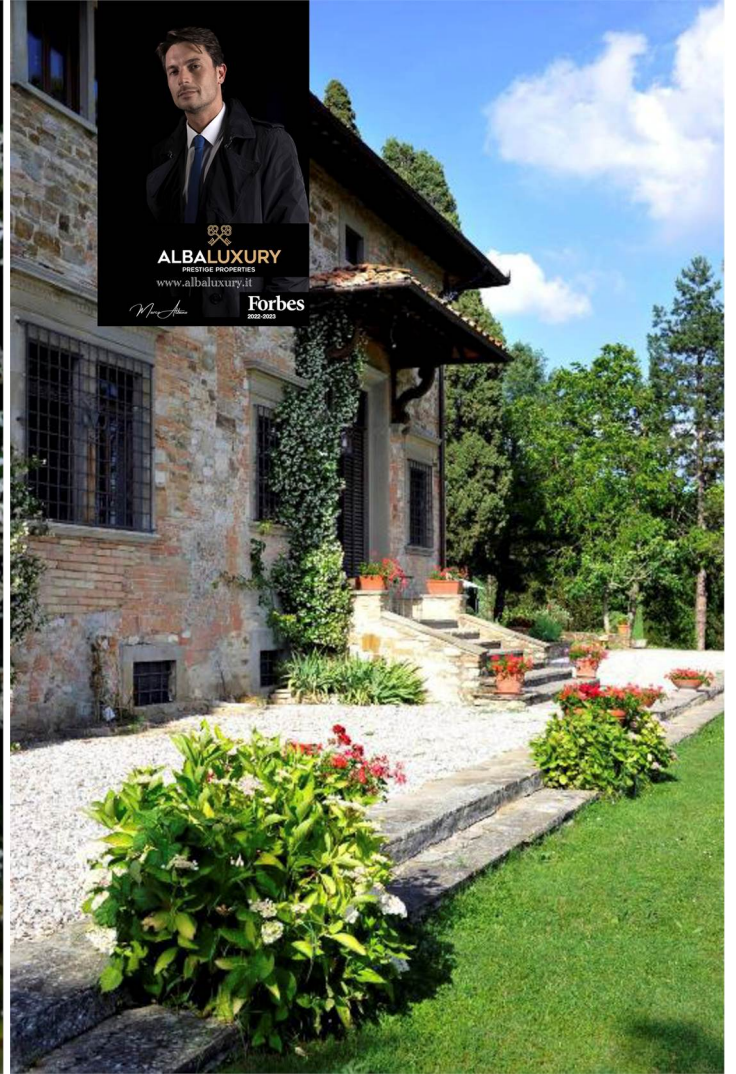
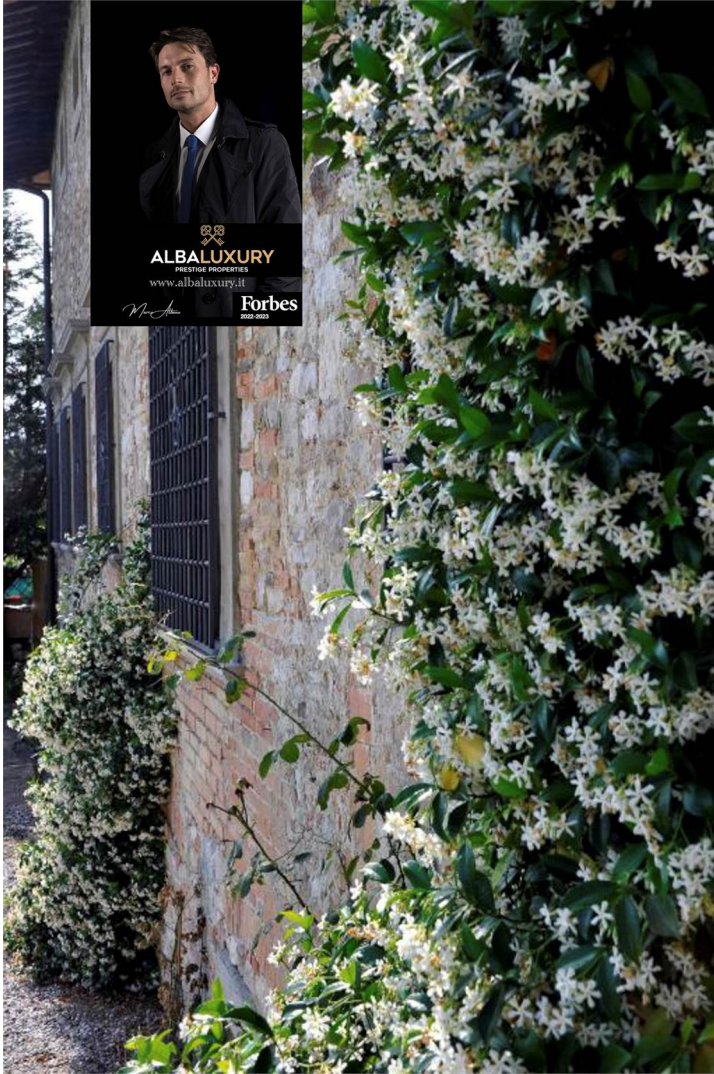


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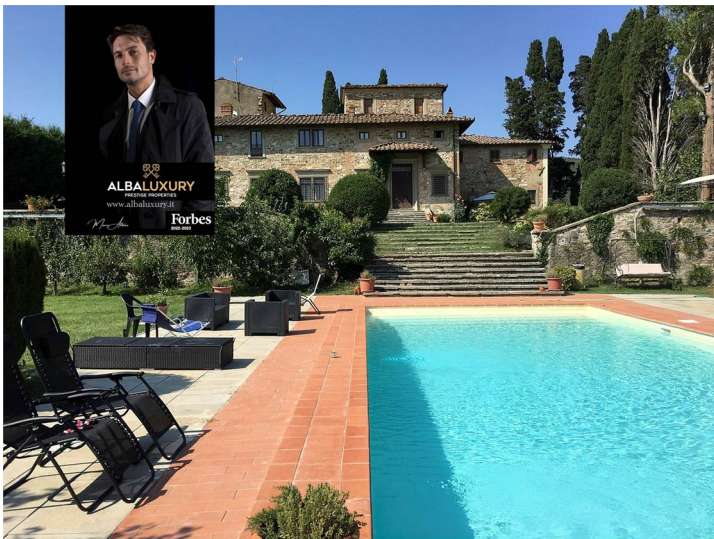
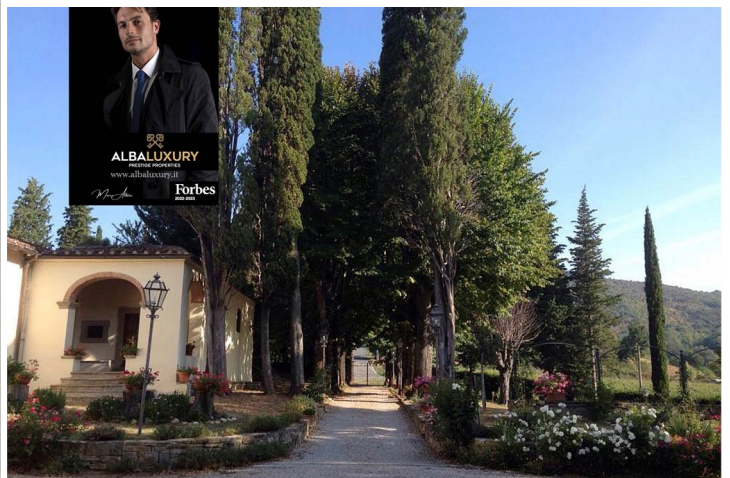


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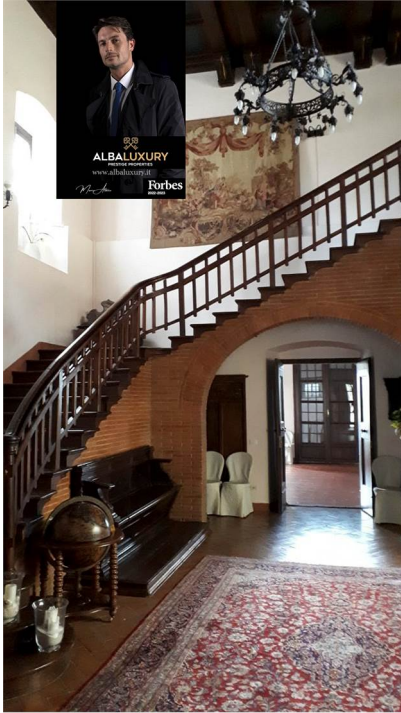


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## Villa Sale in Siena (SI) Via Vignali 1

### Property near Siena, Tuscany

For sale in picturesque Tuscany, a short distance of 5 km from Siena and just 90 km from Florence Airport, emerges this extraordinary 650 sqm residence with restaurant, swimming pool, and a terrace with magnificent views over the Tuscan countryside. The vast 5 hectares of land, skilfully divided between a carefully tended garden and cultivated fields, gives this property an aura of exclusivity. The property, which has undergone a refined restoration, houses a restaurant located in the charming stable on the ground floor, with the possibility of dining al fresco in the garden on hot summer days, offering a spectacular view of the farm's vineyards and olive groves, as well as the surrounding hills. The accommodations, authentically furnished in the Tuscan style, feature fine wooden beams on the ceiling. Some are located on the ground floor, others on the first floor, and all have fully equipped kitchens. The solutions for two persons include a double bedroom, a bathroom and a cosy living room with kitchenette. As for the six-person flat, there are three spacious double bedrooms, a bathroom and a generously sized kitchen-living room. Thanks to its ideal location, close to Florence (75 km), San Gimignano (45 km), Volterra (70 km), Perugia-Assisi (110 km), Monte Amiata (80 km) and the beautiful Tyrrhenian coast (80 km), this residence represents an unparalleled opportunity for those seeking a prestigious residence in Tuscany.

#### INFORMATION

Ref.	Toscana 811
Type	Sale
Category	Villa
Price	2,500,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	15
Bedrooms	7
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	650
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	Orientation	North West South East
Free Sides	4	Garden	Private	Heating	Central
Heating Type	Boiler				



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## ACCESSORIES

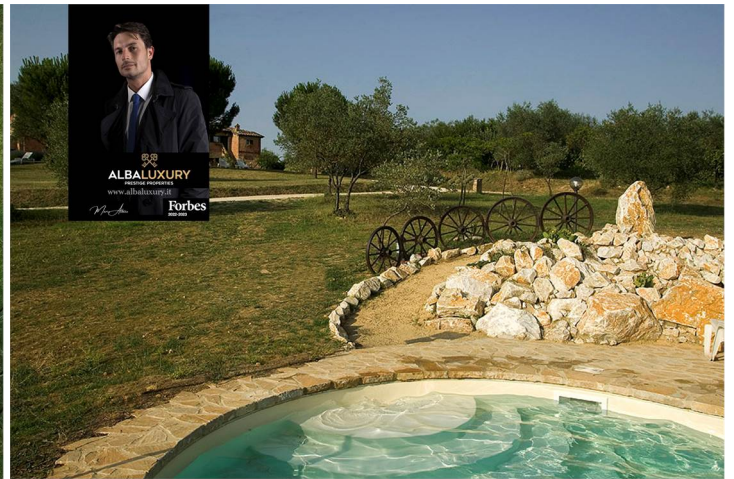
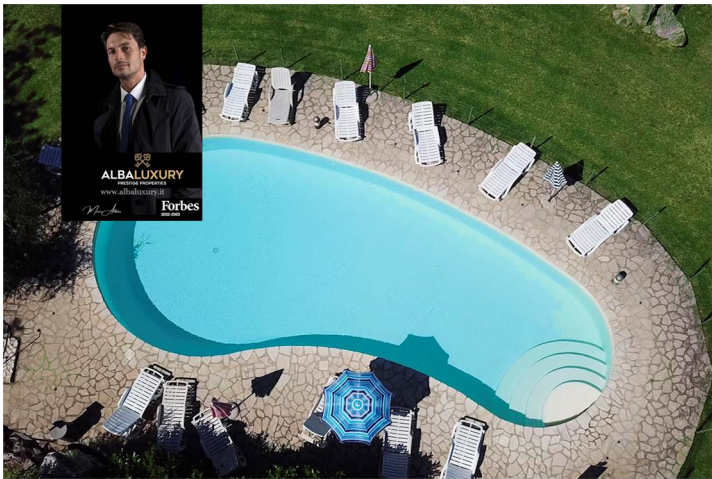
Fireplace

Swimming pool

Data network

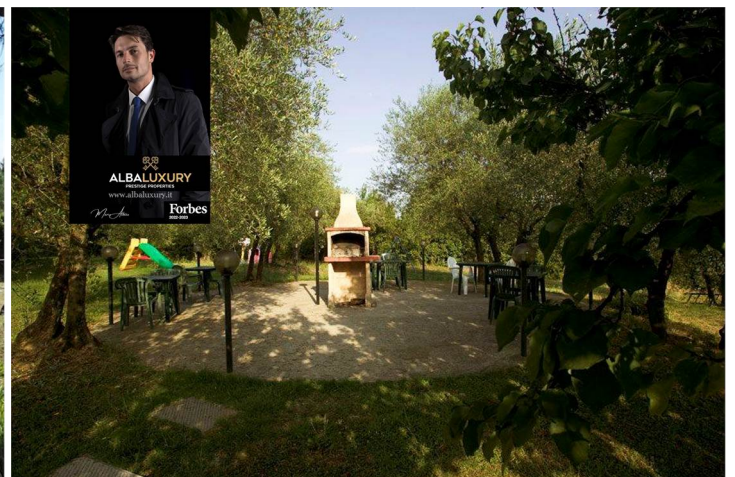
Storage room

## IMAGES



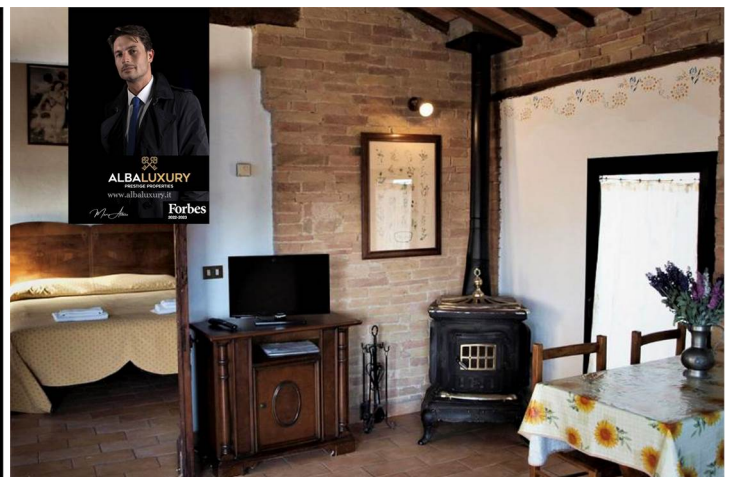
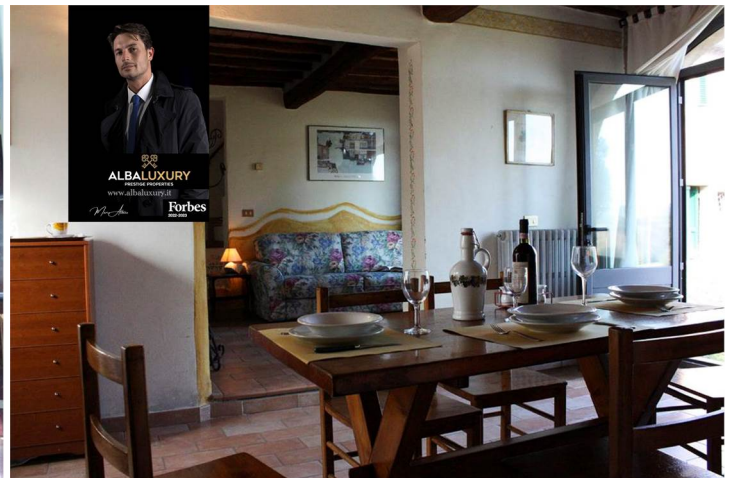
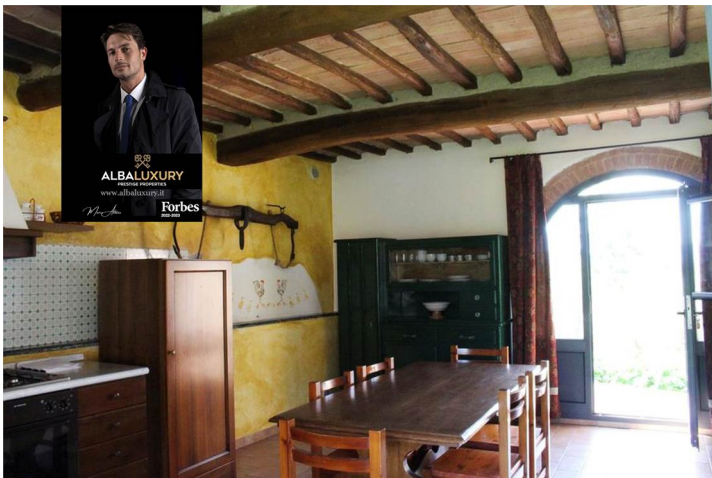


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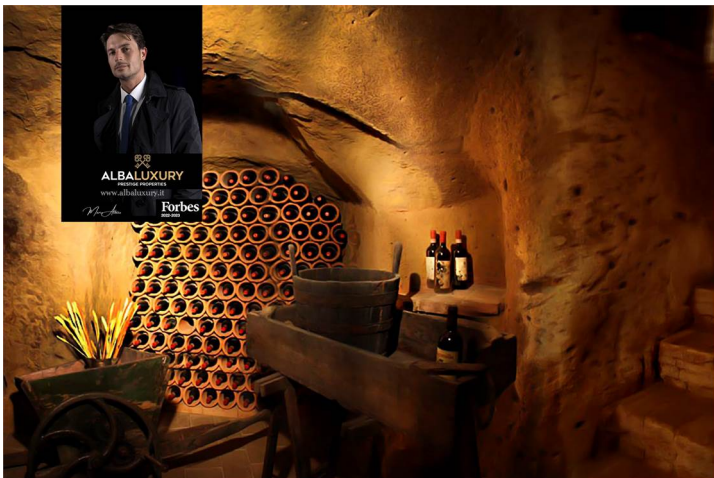


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