



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Firenze (FI) via aretina 40

### Refined resort a few kilometres from Florence

This beautiful agiresort nestled in the rolling hills of Tuscany just a few kilometres from Florence is a magical and relaxing place to stay.

The resort boasts 22 rooms, each one different from the next, furnished with period furniture and accessories in classic Tuscan style, with terracotta floors, wooden fixtures and coffered and beamed ceilings.

The rooms are cared for in every detail and offer a warm and welcoming atmosphere. All rooms are set in the unique landscape of the green Tuscan countryside and offer views of the Villa's gardens and the surrounding valley.

The property also boasts a restaurant, a centuries-old park, a swimming pool surrounded by greenery and an exclusive tree-top terrace.

Enhancing the structure is a beautiful outdoor swimming pool with views of the Tuscan vegetation, with chromotherapy lighting and a large solarium, the perfect setting for relaxing on hot summer days.

And finally, soon to be realised, a special SPA of 400 square metres, created in the evocative cellars.

Florence with its museums, palaces and churches is home to some of the most important artistic treasures in the world. Among the city's best known places of art and worship are the Cathedral of Santa Maria del Fiore, the Baptistery, the Uffizi Gallery, the Bargello and the Galleria dell' Accademia. The churches of Santa Maria Novella and Santa Croce are true art galleries, just as the Biblioteca Medicea Laurenziana is an exceptional expression of Michelangelo's architectural genius. We advise you to set aside some time to also visit the important and varied collections housed in the Pitti Palace. When you feel tired of seeing museums and art galleries, head outdoors and you will discover that in Florence it is also nice just to walk through the beautiful streets of the historic centre. Walk to the Arno, linger on the romantic Ponte Vecchio and continue to the Oltrarno, the 'newer' part of Florence. Spend a day at the Boboli Gardens or climb the hill behind Piazzale Michelangelo and reach the Church of San Miniato al Monte for an incredible view of Florence.

#### INFORMATION

Ref.	Toscana 012
Type	Sale
Category	Villa
Price	4,800,000.00
Annual Expense	
Year	1300
Energetic Class	D 87.45

#### NUMBER

Rooms	40
Bedrooms	22
Bathrooms	33
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	2000
Garden	35000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions **Perfect Conditions** Rank **Elegant** Position **Countryside**



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View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Fan	Type of heating system	Radiator heating
Energy source	Natural Gas Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Blind	Wood Blinds
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

## ACCESSORIES

Antitheft

Air conditioning

Swimming pool

## IMAGES







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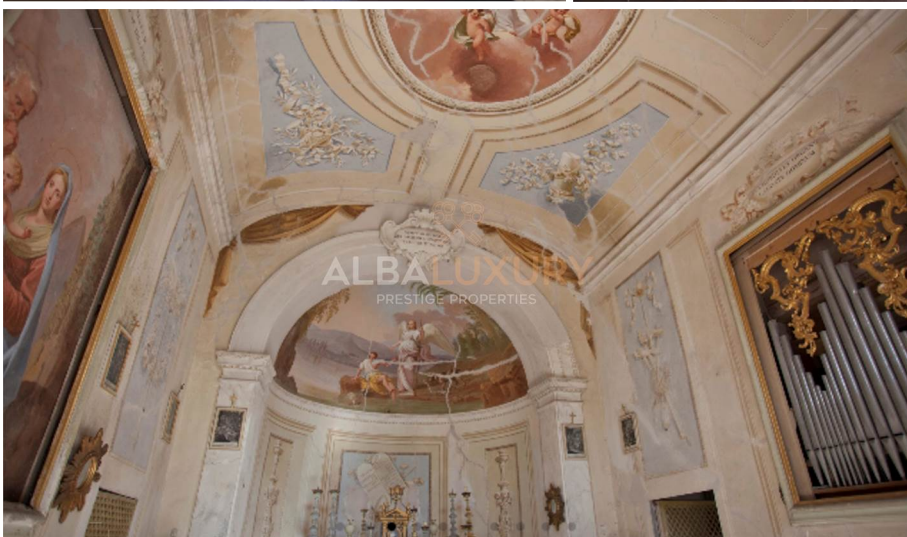
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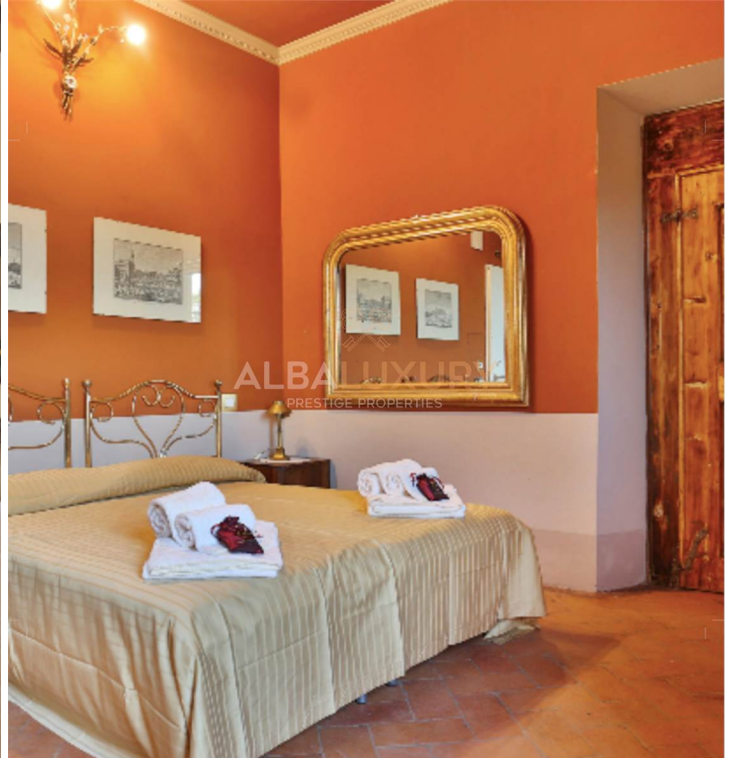
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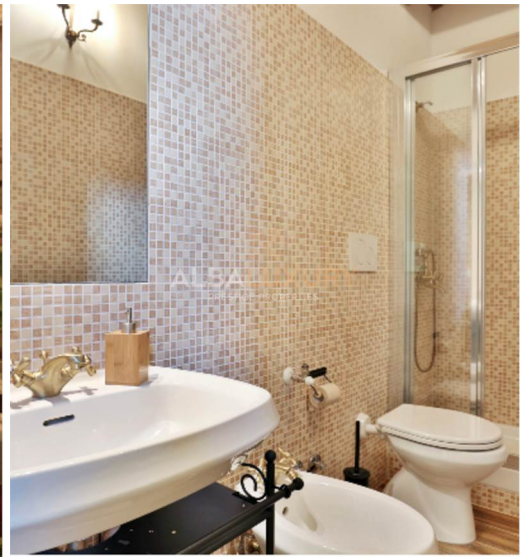


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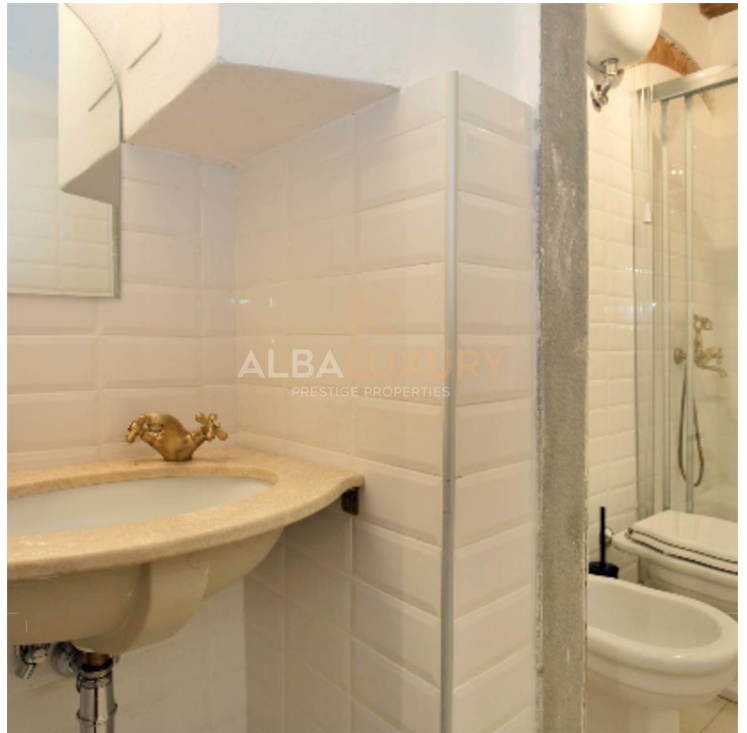
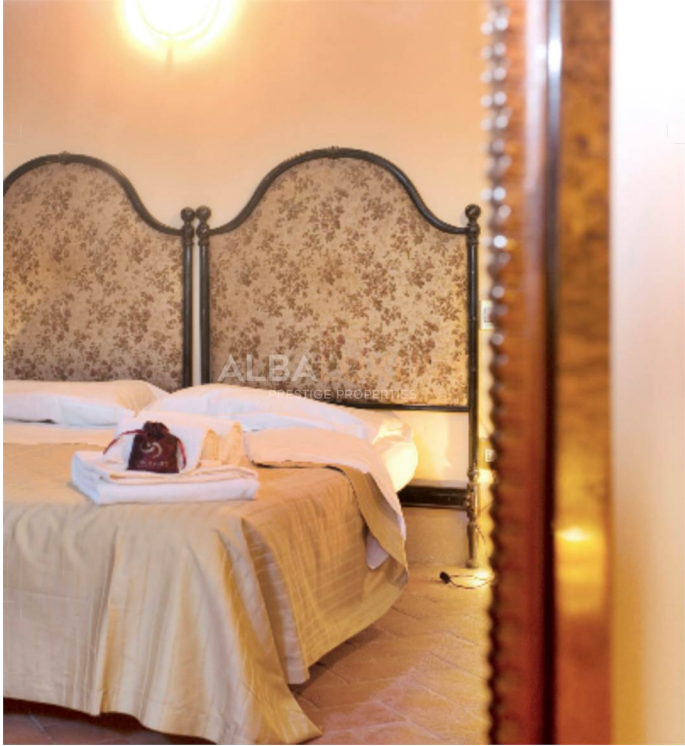
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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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