

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



Flat Sale in Quarrata (PT) via Vecchia Fiorentina II° Tronco 210

Flat in Villa Medicea, Tuscan Hills

For sale is a prestigious 200 sqm apartment located on the noble floor of Villa San Michele, a historic 16th-century Medici villa nestled in the Tuscan hills of Quarrata, just a few kilometers from Florence, Prato, and Pistoia. The villa, also known as the former Villa Ramirez Montalvo and Villa Gazzola, was completely renovated in 2011, maintaining an excellent state of preservation.

The apartment, characterized by spacious and bright rooms, is perfect for those seeking an exclusive residence in one of the most charming areas of Tuscany. It includes a large living room overlooking the Italian garden, a spacious eat-in kitchen with pantry and attached laundry room, three double bedrooms (one currently used as a second living room with a large walk-in closet), and two large bathrooms, one of which is en suite.

The property boasts breathtaking views thanks to nine large windows: six facing northeast with views of the Brunelleschi Dome, and three facing southwest overlooking the communal park of approximately 16,000 sqm. The park, perfectly maintained and protected by high walls, ensures security and privacy, with access via a charming tree-lined avenue and a historic gate.

The property also includes two large storage rooms, four covered parking spaces, and exclusive use of the infinity communal pool (20x10 m). The building is equipped with an elevator, a private video surveillance system, an alarm, mosquito nets, and evening and night surveillance.

The apartment, featured in specialized magazines such as "Ville & Casali" and "Ristruttura", represents a unique opportunity for those who wish to live in a context of luxury, history, and beauty, just a few steps away from the main Tuscan cities.

Condominium fees: €350/month plus €200-250 for water and gas consumption.

Address: Via Vecchia Fiorentina II° Tronco, 210, 51039 Quarrata (PT).

INFORMATION

Ref.	Toscana 0129
Type	Sale
Category	Flat
Price	1,400,000.00
Annual Expense	
Year	
Energetic Class	D 120.21

NUMBER

Rooms	9
Bedrooms	3
Bathrooms	2
Balconies + Terraces	
Floor	
Car Space	4
Box	

SQUARE METERS

Commercial	200
Garden	16000
Cellar	80
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

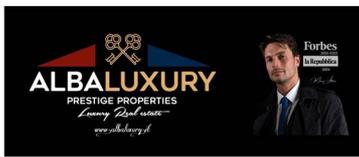
Property Conditions	Perfect Conditions	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	2
Garden	Common	Furniture	Furnished	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Central	Type of heating system	Air heating
Energy source	Gas	Hot Water	Independent	Cooling	Split

ACCESSORIES

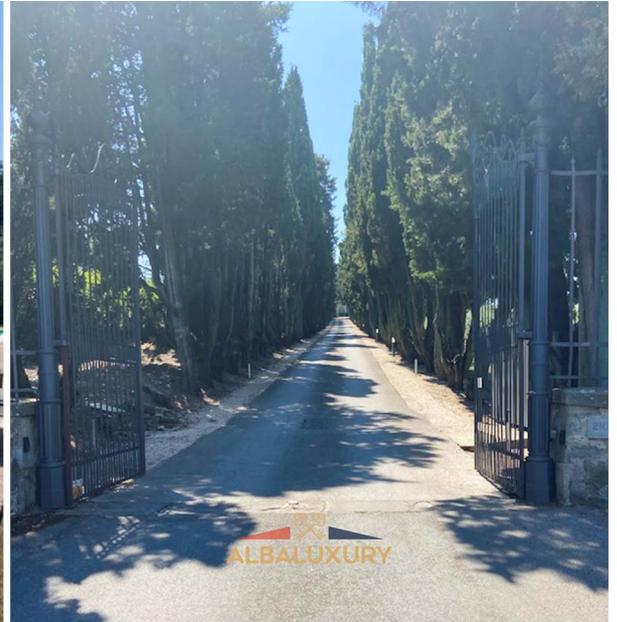
Wall Closet	Laundry room	Condominium park	Car passage	Footpath
Swimming pool	Armoured door			

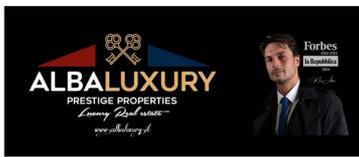
IMAGES





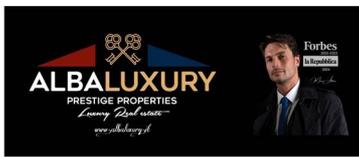
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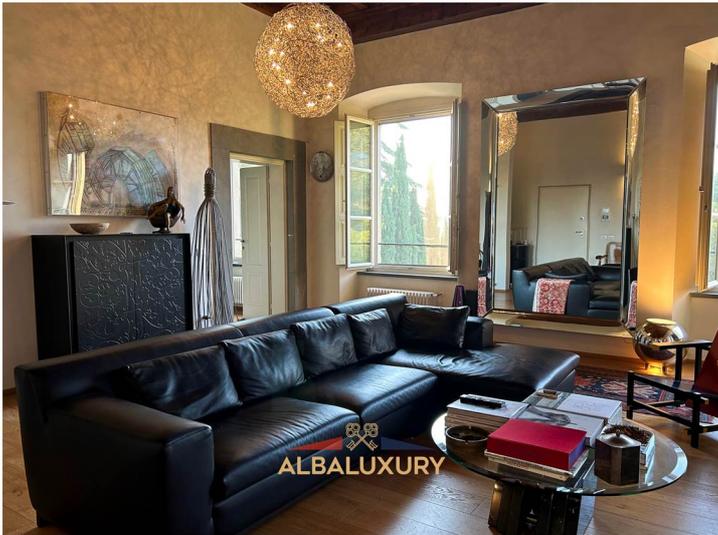
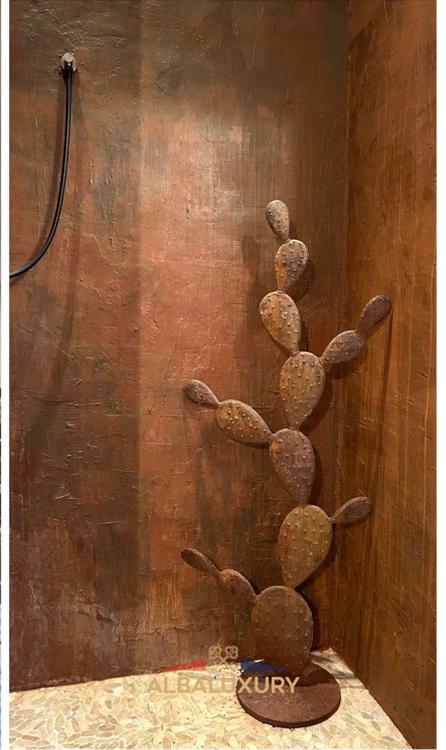


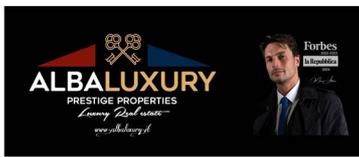
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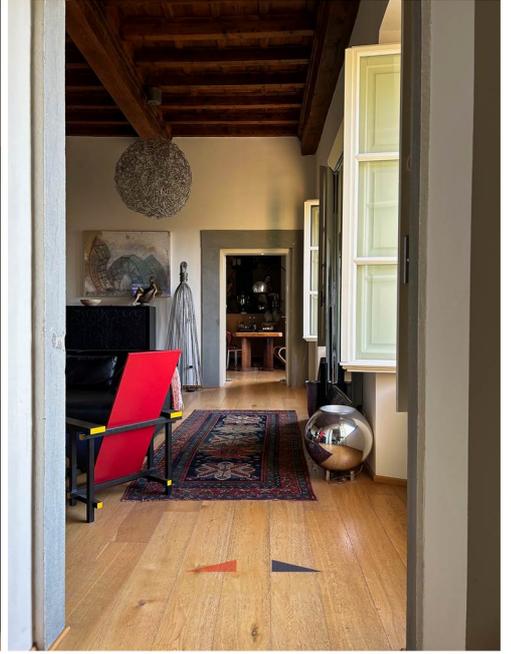
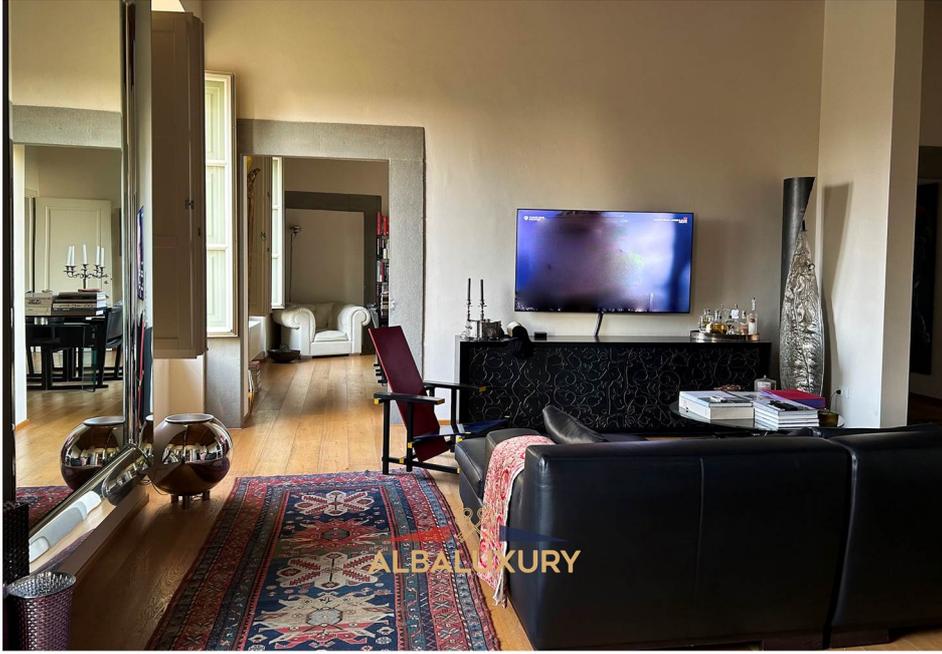


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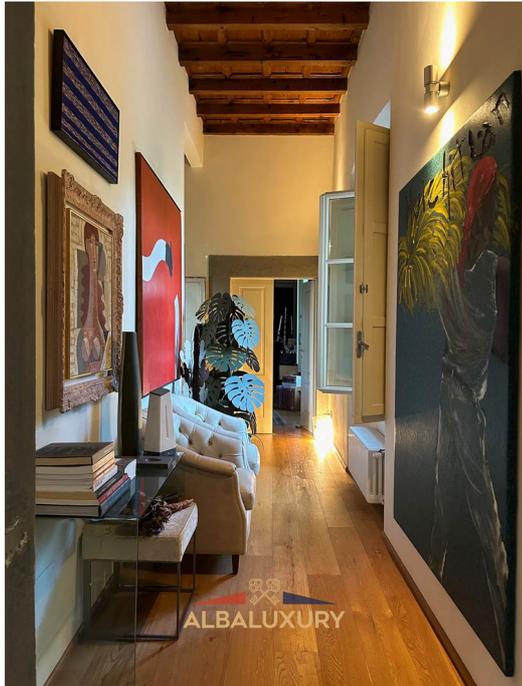


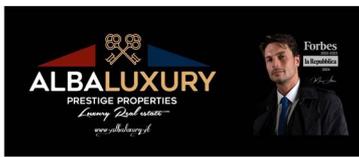
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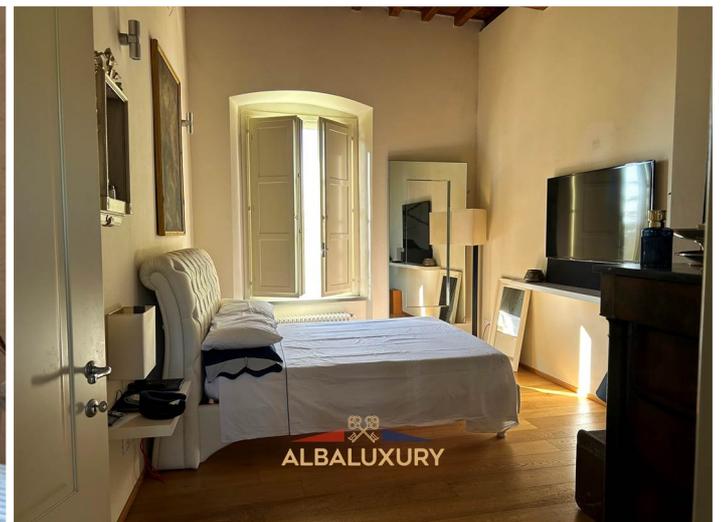
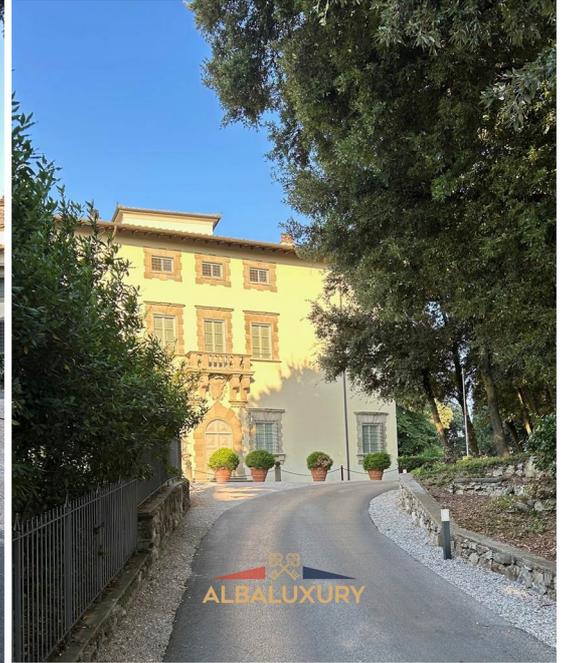


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