



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 Dicomano (FI) via bruciatoia 8

### Charming villa in the Mugello hills

This charming property is the result of the renovation of a small 18th century hamlet that included the manor house, farmhouses, barn and chapel.

It is located in the hills of Mugello, Tuscany, surrounded by centuries-old cypress and olive trees and offers a relaxing atmosphere in flats equipped with every comfort and with the possibility of visiting a city rich in art and history such as Florence, which is easily reached by car or train.

A salt-water swimming pool, a wellness centre with whirlpool bath, sauna, Turkish bath, emotional showers and a 50-seat restaurant complete the facilities.

The villa's location offers endless opportunities for enjoyment in Tuscany.

Just a few kilometres away is the beautiful city of Florence with Palazzo Vecchio, Uffizi Gallery, Palazzo Pitti, Accademia Gallery, various local museums, educational farms and archaeological sites. Excursions on foot and by bicycle can be organised. The cities of Siena, Lucca and Pisa are also within easy reach. The Mugello racetrack is only 20 kilometres away, Barberino outlet is about 30 kilometres away and The Mall outlet is 27 kilometres away.

Dicomano is a small municipality on the left bank of the Sieve river, at the confluence with the Comano stream and at the junction of the Mugello valley with the Valdisieve and San Godenzo valleys. The surrounding hills, at the foot of the Tuscan-Emilian Apennines, are covered with chestnut, turkey oak and beech woods.

The Dicomano territory is rich in archaeological presences. The Frascole area is the one that has yielded the most substantial finds. In the locality of San Martino a Poggio (Frascole hamlet) we find the archaeological area that can be visited in summer and that contains an ancient Etruscan settlement. Numerous excavations have uncovered, in addition to the foundations of the ancient Romanesque church of San Martino al Poggio, materials dating from the 6th century B.C. to the 1st century A.D., as well as the mighty quadrangular perimeter of an Etruscan building. All the finds from the archaeological area of San Martino a Poggio are preserved in the Museo Archeologico comprensoriale del Mugello e della Val di Sieve located on the ground floor of the municipal building in Piazza della Repubblica in Dicomano. From the medieval historic centre of Dicomano starts the road to Romagna that the fugitive Dante Alighieri travelled.

Just a few kilometres away is the gateway to the magnificent Parco delle Foreste Casentinesi.

#### INFORMATION

Ref.	Toscana 017
Type	Sale
Category	Villa
Price	6,000,000.00
Annual Expense	
Year	1500
Energetic Class	D 87.45

#### NUMBER

Rooms	24
Bedrooms	15
Bathrooms	13
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1500
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	Pellet	Hot Water	Independent	Cooling	Split
Fixtures	Metal	Doors	Excellent	Floors Living Room	Tile
Floors Bedrooms	Tile	Floors Kitchen	Tile	Floors Bathroom	Tile

## ACCESSORIES

Air conditioning	Fireplace	Electric gate	Photovoltaic system	Satellite system
Solar panels	Swimming pool			

## IMAGES





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





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



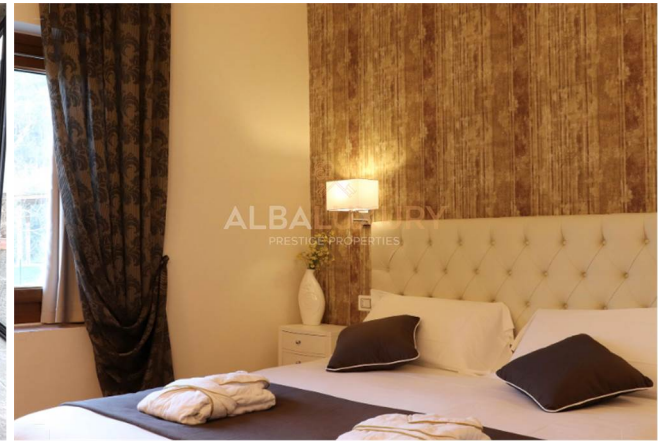


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





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





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





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



# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT