



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 Rignano sull'Arno (FI) Via del Pratello

### Elegant 13th-century villa near Florence

This elegant villa dating back to the 13th century, originally built as a watchtower, has been meticulously restored and enjoys a privileged position on top of a hill with breathtaking views over the Tuscan hills.

It is set in an estate of about 7 hectares of land with olive groves and panoramic gardens designed by the great Pietro Porcinai.

It is a comfortable house, on the outskirts of Florence, on three floors with an area of about 500 square metres and an adjoining independent studio elegantly furnished all in white, with a double bed, a living area with fireplace and built-in shelves, bathroom, air conditioning and private patio.

The villa has 4 spacious, light-filled double bedrooms on the first floor, all with private bathrooms and air conditioning, where there is also a beautiful study/reading room.

Each room is individually styled with custom-made furniture of local craftsmanship and large comfortable beds.

One of the bathrooms has a walk-in shower, the others have a bath with shower. They are all beautifully finished with Portuguese marble countertops and floors and luxury fittings.

On the ground floor there is a fully-equipped kitchen with wood-burning stove and direct access to a large paved patio (perfect for breakfast), a large and bright formal dining room with antique fireplace, a further smaller dining room with glass door and direct access to the garden, a double living room/sitting room with further fireplace and full-height glass doors leading to the beautiful terrace, fully furnished for al fresco dining and perfect for wonderful aperitifs in front of the sunset.

The terrace enjoys incredible views over the Tuscan hills.

A further bathroom/utility room and a storage room complete the ground floor.

Each room in the villa is individually decorated to the highest standards and enjoys breathtaking uninterrupted views of the Tuscan countryside.

Antique fireplaces, sandstone floors and pastel shades of Venetian plaster recall the exclusivity of this place.

The outdoor area is as beautiful as the interior.

The villa is surrounded by large, totally private landscaped gardens with olive groves, lemon trees, Mediterranean flowers and shrubs and an elegant saltwater pool

The sunbathing area around the pool is furnished with comfortable and elegant sun loungers and parasols, while shaded shelters and relaxation areas are scattered throughout the garden.

#### INFORMATION

Ref.	Toscana 978
Type	Sale
Category	Villa
Price	3,536,000.00
Annual Expense	
Year	1200
Energetic Class	E kWh/m <sup>2</sup> a

#### NUMBER

Rooms	30
Bedrooms	5
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	400
Garden	62000
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	Garden	Private	Furniture	Not Furnished
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	Gas
Hot Water	Independent	Cooling	Split	Fixtures	Wooden double glazed
Doors	Excellent	Blind	Wood Blinds	Floors Living Room	Marble
Floors Bedrooms	Marble	Floors Kitchen	Marble	Floors Bathroom	Marble

## ACCESSORIES

Antitheft	Air conditioning	Fireplace	Chimney flue	Electric gate
Photovoltaic system	Satellite system	Laundry room	Solar panels	Swimming pool
Stufa a Pellet	Outdoor tables	Awning		

## IMAGES







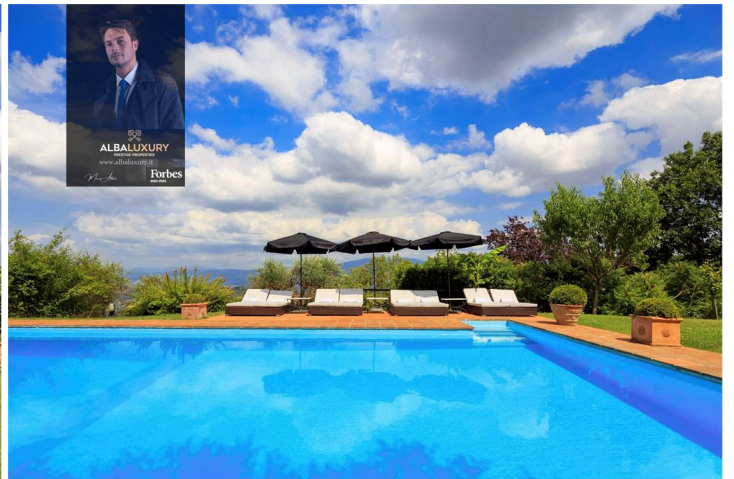
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







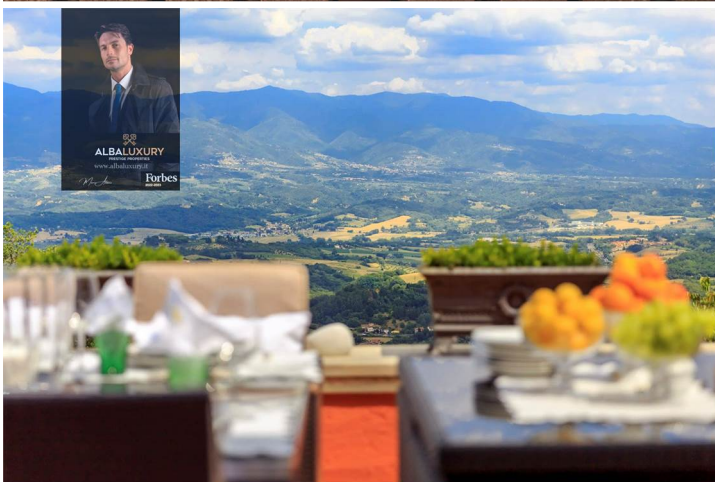
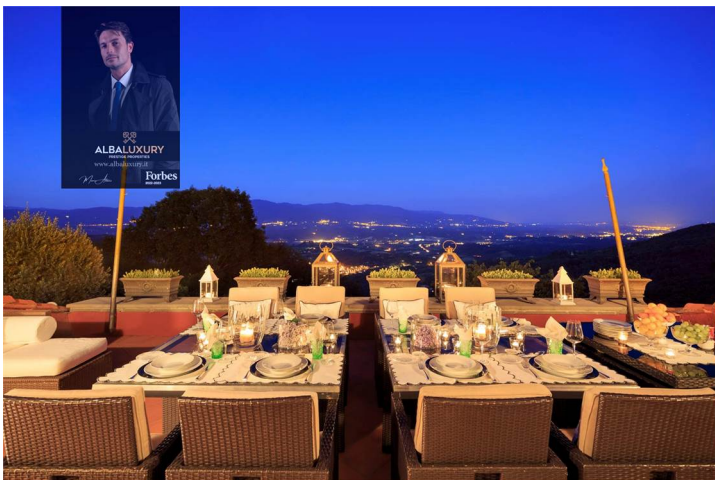
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







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







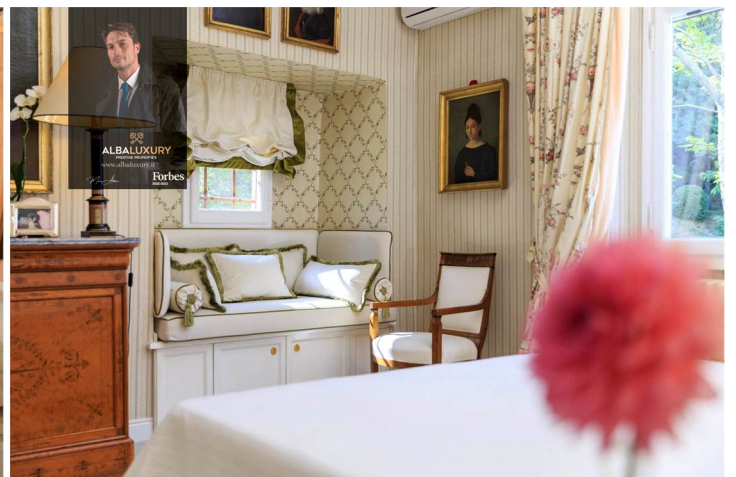
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







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







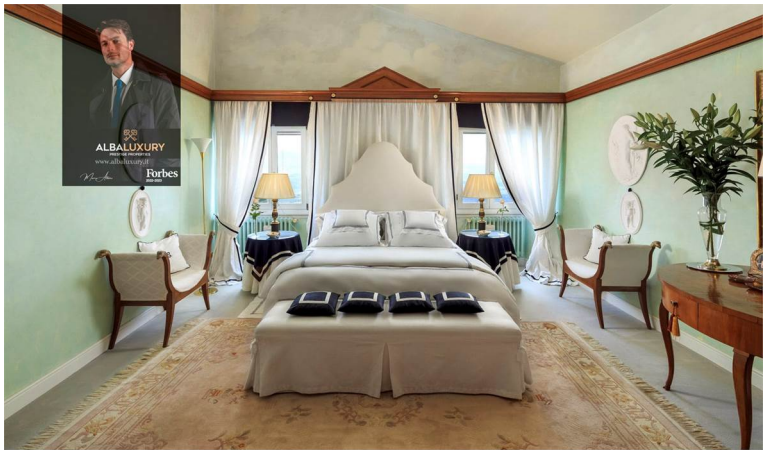
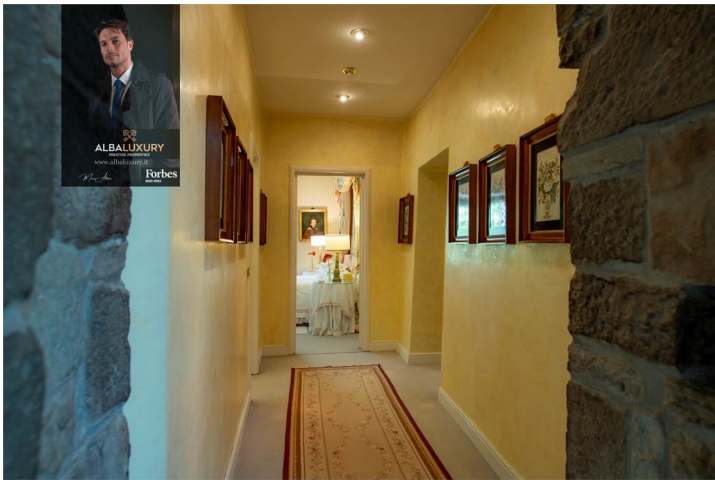
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







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

