



**Prestigious 15th century villa on the hills of Florence**

*Italy, Toscana*

<b>Price:</b>	<b>€ 4 900 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Winery, Hotel Apartment
<b>Market</b>	Resale
<b>Bedrooms</b>	12
<b>Number of rooms</b>	30
<b>Land area</b>	130000 m2
<b>Area</b>	1047 m2
<b>Category</b>	For sale



The property is in a semi-hilly position surrounded by a park, olive grove, vineyards and includes, in addition to the main villa, two farmhouses, a private chapel, a swimming pool, a tennis court for an area of about 13 fenced hectares.

The main villa of approximately 824 sqm rises on two levels plus the ground floor and also includes a completely independent secondary annexed portion of approximately 223 sqm. The residence is generated by a tower house on which, starting from the fifteenth century, further buildings were built. It currently consists of a ground floor with entrance hall with large staircase, kitchen, dining room, large living room, study and billiard room. Upstairs is a large hallway, which opens onto four bedrooms with sitting rooms, a dressing room, private bathrooms and a mezzanine created in the former dovecote.

In the adjacent and independent apartment is another kitchen, living room and upstairs bedrooms and bathrooms and also have access to the basement with large cellars.

The complex also includes two large farmhouses, in an excellent state of maintenance, with independent entrance, private garden, large living room, large kitchen and three bedrooms and three bathrooms on the upper floor.

The farmhouses can be reached by car with an independent entrance passing through the edge of the property. The property includes a splendid 6x12 swimming pool and a tennis court with a changing room immersed in a luxuriant setting of olive trees.

The land of about 13 hectares surrounding the property has various crops, vineyards registered in the Chianti Putto register, olive groves for 15,000 square meters which provide appreciable quantities of wine and oil of excellent quality.

The hills of Florence have been inhabited since ancient times by the Etruscans and enjoy, in addition to the splendid landscape, a mild and pleasant climate. The property is located in Mosciano, near Scandicci, in a very



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quiet area surrounded by greenery. A comfortable road reaches the main building; the city center of Florence is 10 minutes by car. The property is very interesting for those who want to live in a villa equipped with every comfort in the middle of a splendid landscape.

**DISTANCES**

Florence center 6 km, Entrance FI - PI - LI 4,4 km, Florence Airport 10 km, Pisa 77 Km, Pisa Airport 72 Km

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