COLDWELL BANKER
FORTE DEI MARMI

Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
Phone number (+39) 0584 1532273

Historical villa: for Sale in Montemurlo
Confidential Negotiation
Ref. CBI129-1110-130153



7.900 sq.m | Bathrooms: 40 | Bedrooms: 30 | Rooms: 90

Coldwell Banker Global Luxury, in partnership with an innovative auction house specializing in luxury real estate, is pleased to present:

"Villa del Barone", an elegant historic residence a few kilometers from Florence, in the Montemurlo area

Much more than an auction or a simple sale, this is a unique real estate experience. Thanks to this collaboration, an exclusive method is introduced inspired by auctions traditionally reserved for prestigious goods such as works of art, yachts and classic cars. This innovative approach offers investors the opportunity to acquire unique properties, and this luxurious villa is a perfect example.
-Starting offer: free offer
-Auction date: February 19-26, 2025
-Current Offer Collection

The real estate complex, composed of the imposing Historic Villa and two annexes and with a total surface area exceeding 7,900 square meters, is located in a dominant and prestigious position and offers an environment of great charm and prestige.
The majestic "Villa del Barone" represents an architectural masterpiece and is developed with a large "U" plan, which can be adapted and personalized inside with exclusive spaces and the creation of luxurious rooms.
The current dimensions and plan date back to the sixteenth century, in fact the building was built practically from scratch around 1530.

The imposing proportions, unusual in the Florentine territory of the sixteenth century, highlight its predominant representative function with an elegant aesthetic and for this reason it was called a "royal villa".
The large and symmetrical façade is framed by two rusticated bands on the corners and has eleven window axes on two main floors, in addition to the attic and large basements.

The interiors, historic and of great prestige, reveal a large hall decorated with niches, which house copies of classical works of the eighteenth century. The gallery, introduced by a stucco arch, with Tuscan columns and classical trabeation, shows late Baroque stuccoes and neoclassical decorations.
Particularly interesting is the Marine Hall, with tempera paintings of marine subjects. Other details are present in the Minerva Hall, with a "sfondato" vault, which simulates the opening of a landscape with painted architecture and ruins. Other decorations from the early nineteenth century include landscapes, painted drapes and neo-Egyptian quotations, both on the first and second floors.

The main villa of about 7,300 square meters, has about 30 bedrooms and 40 bathrooms. The adjacent structure of about 600 square meters and the lemon house of about 70 square meters, add further value and versatility to the property. Outside, the villa is surrounded by an enchanting romantic park, which houses the remains of an eighteenth-century nymphaeum and a wall with neo-Egyptian elements, located near the main entrance. The garden extends for about 4,800 square meters, while the property also includes three hectares of land.
Some areas of the villa have already been restored, with significant interventions that have included the structural consolidation of the foundations and floors, the construction of new reinforced concrete stairs, an elevator shaft and the complete renovation of the roof.

Coldwell Banker EXCLUSIVE SALE
For privacy reasons the address on the card is indicative and the property is in any case located in the immediate vicinity

Certification

Energy Class: E	: 90.39 kwh/□

Property Informations

Address: Via Baronese, 46	**Zip Code**: 59013
Bedrooms: 30	**Bathrooms**: 40
Rooms: 90	**Internal condition**: To be renovated
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 4	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Present

















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