



Villa for Sale in Firenze

€ 4.800.000

Ref. CBI162-2304-446



1.300 sq.m | Bathrooms: 6 | Bedrooms: 10 | Rooms: 13

In the heart of the city of Florence stands this extraordinary period property, a residence of rare beauty that combines historical charm with the privacy of an exclusive setting.

The residence, comparable in size and architectural significance to a prestigious historic palace, is surrounded by a magnificent Italian-style garden of approximately 4,000 sqm, where elegant geometries, an antique terracotta terrace, and lush green spaces create an atmosphere of perfect harmony and discretion, offering a level of exclusivity rarely found in an urban setting.

The 1,300 sqm property, registered as A/10, is spread over four levels and features grand reception areas: spacious, light-filled salons, numerous rooms, high ceilings, and refined spaces that reflect the prestige and history of the residence. Natural light enhances every room, highlighting the architecture and creating a warm yet distinguished ambiance.

The most spectacular feature of the residence is located on the top floor: a large panoramic open-space salon with 360-degree windows, a unique environment offering enchanting views over the private park and the historic skyline of the city. A striking and luminous space, ideal as a reception hall, creative studio, or exclusive lounge.

An impressive Art Nouveau staircase and an elevator connect all four floors, ensuring maximum accessibility and comfort.

Completing the property, in the external courtyard, are three independent annexes, perfect for guests or for complementary uses to the main residence.

Located between Fiesole and the city center, in a privileged position, the villa offers the rare combination of secluded tranquility and proximity to Florence's vibrant historic center, a UNESCO World Heritage Site.

This residence represents a rare opportunity in the heart of Florence, where history, elegance, and privacy coexist in a setting of absolute prestige.



Services and features

- Internal surface: 1,300 sqm over 4 levels
- Private park: 4,000 sqm
- Independent annex of 60 sqm
- Internal elevator
- Fine parquet wooden floors, vaulted ceilings, and exposed beams
- Antique terracotta solarium terrace
- Antique fireplace

Certification

Energy Class: F

Property Informations

Address: piazza edison

Bedrooms: 10

Bathrooms: 6

Rooms: 13

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Ground Floor

Total floors: 4

Lift: Yes

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 5.000 sq.m

Kitchen: Eat-in kitchen



24RE

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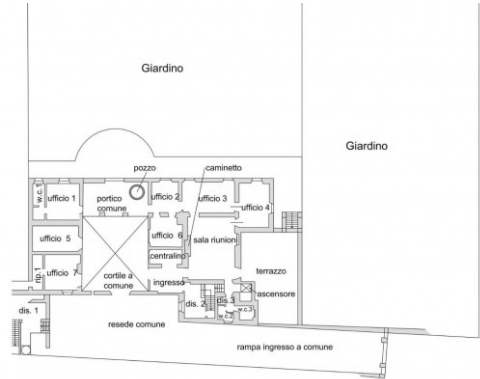
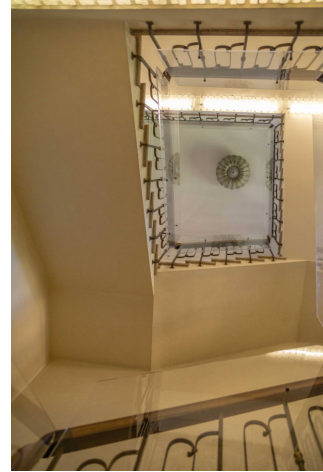
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Piazza Edison



Piano Terreno

Ingresso	mq	13.49
Ripostiglio 1	mq	8.83
Ripostiglio 2	mq	5.28
Centralino	mq	7.61
Sala riunioni	mq	49.73
W.C. 1	mq	4.14
W.C. 2	mq	2.89
W.C. 3	mq	3.76
Disimpegno 1	mq	19.22
Disimpegno 2	mq	11.65
Disimpegno 3	mq	6.64
Ufficio 1	mq	19.08
Ufficio 2	mq	13.77
Ufficio 3	mq	26.42
Ufficio 4	mq	22.50
Ufficio 5	mq	18.73
Ufficio 6	mq	14.64
Ufficio 7	mq	18.88
Totale	mq	263.26
Terrazzo	mq	72.34
Portico comune	mq	35.18
Corona comune	mq	78.52
Rampa ingr.com.	mq	246.10
Giardino	mq	191.10
Totale	mq	2893.30



Piazza Edison



Piano interrato

Cantina	mq	9.91
Loc ascensore 2	mq	6.03
Disimpegno	mq	3.59
Totale	mq	19.53



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