24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Villa for Sale in Prato
Coiano
€ 1.550.000 negotiable
Ref. CBI162-2998-457



800 sq.m | Bathrooms: 6 | Bedrooms: 8 | Rooms: 25

Villa in San Martino
On the northern edge of the city of Prato, just 2 km (a little over 1 mile) from the Cathedral and within walking distance of all city services—yet surrounded by the natural beauty of the Tuscan hills—stands this villa of rare charm and elegance.
Ideal for a large family gathering place or for those wishing to combine a private residence with a B&B activity.
This real estate gem, easily accessible by paved road yet far from city noise and stress, offers the perfect balance between urban convenience and natural serenity—moments of peace, family time, and total privacy.
Built in the 1970s in the traditional Tuscan rustic style, the villa features majestic living rooms with fascinating fireplaces, spacious rooms with stunning exposed beams, and beautiful terracotta floors throughout.
The layout of the interiors and the villa's orientation were designed to provide enchanting panoramic views over the valley and the city—so close they seem almost touchable—extending all the way to Florence.
This magnificent view (especially breathtaking at night with the city lights and the stars above) can be enjoyed from the private, fenced garden of over 2,000 sqm that surrounds the entire property, or while relaxing by the pool on the sun deck during warm summer days.
The villa has a linear floor plan and spans three levels, with a total surface of approximately 700 sqm. Inside, it is divided into two independent units, both accessible from the slightly elevated covered loggia that overlooks the main courtyard.
Entering the main unit, one is welcomed by bright, spacious interiors, recently renovated with all modern comforts while preserving the authentic Tuscan elite residence style and atmosphere.

The ground floor hosts a double-height living room where a grand fireplace adds warmth and character to the space, a large kitchen with beautiful skylights filling the room with natural light, and wide glass doors opening to the garden. This floor also includes a large study with mezzanine and a guest bathroom.
Upstairs, the sleeping area features three large double bedrooms, one with a walk-in closet, and two bathrooms finished in fine marble.
A wrought-iron spiral staircase leads to the tower level, consisting of a large attic with part of the loft area converted into a walk-in closet.
The second unit, also accessible from the main loggia, opens into an enchanting double living room with a beautiful central fireplace and a large open-plan kitchen with pantry and a Tuscan-style island. On this same level, there is also a large mezzanine study and a guest bathroom.
A modern spiral staircase leads to the lower floor, where the sleeping area includes two double bedrooms and two elegant bathrooms. This section of the villa has several direct accesses to the garden.
The property includes, in addition to the main two-family villa, two other buildings with separate uses.
The first building has two levels, each with an independent entrance: the ground floor houses a wine and food cellar-tavern, while the upper floor is used as a hobby and games room.
The second building is an annex suitable for hosting guests or to be used as a B&B.
Additional accessory spaces include a pool changing area, a double garage for cars and motorbikes, a laundry room, and a boiler room.
Key features:

- Detached villa
- Built in 1970
- Good overall condition
- Multi-level layout
- Approx. 700 sqm total area
- 24 rooms
- 8 bedrooms
- 8 bathrooms
- Plot of 2,300 sqm
- Terrace
- Enclosed veranda
- Double garage
- Outdoor parking spaces
- Cellar-tavern
- Hobby and games room
- Excellent exposure and panoramic views
- Independent natural gas heating
- Air conditioning with heat pumps
- Private swimming pool
- Fenced garden
- Automatic gate
- Current energy rating: G

Certification

Energy Class: G

Property Informations

Address: via per monticello, 51	**Zip Code**: 59100
Bedrooms: 8	**Bathrooms**: 6
Rooms: 25	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Parking space: Covered	**Date of construction**: 1970
Current Status: Available after the deed of sale	**Balconies**: Present, 30 sq.m

Terrace: Present, 25 sq.m

Garden: Private, 2.310 sq.m

Kitchen: Open kitchen

Garage: for two cars, 35 sq.m

















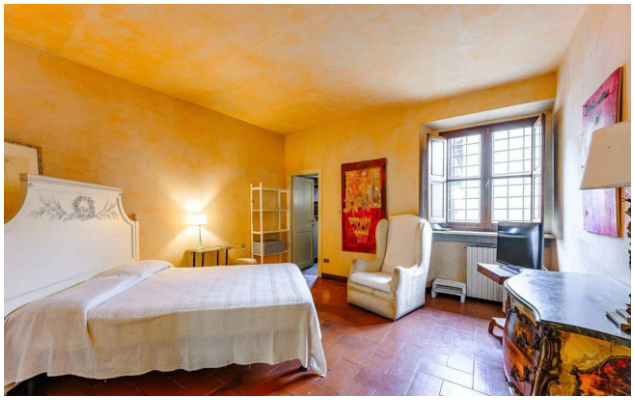
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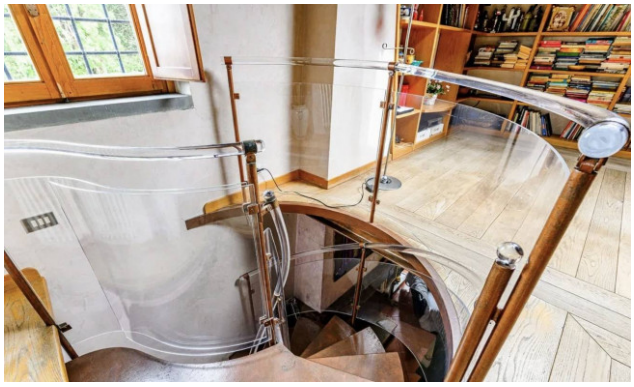
















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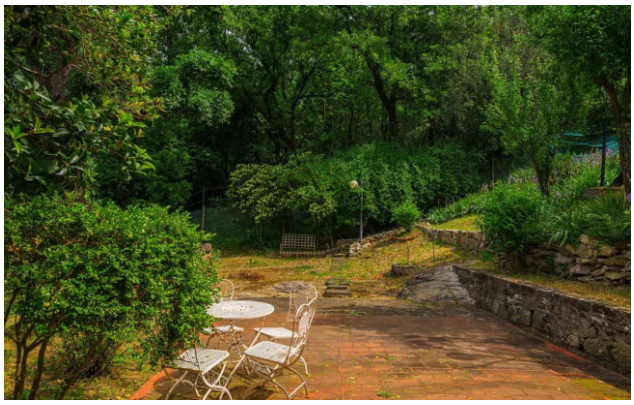






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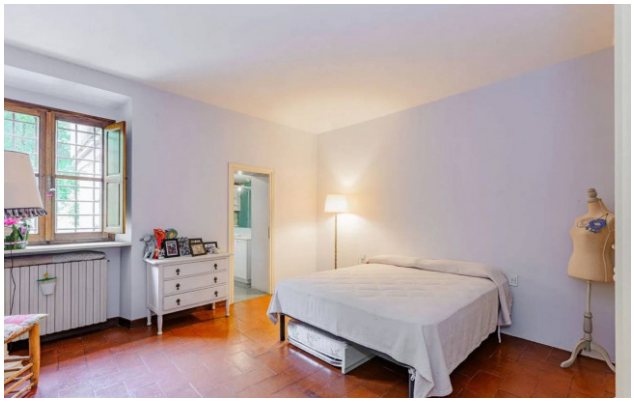
















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