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

Villa for Sale in Vicchio
€ 3.500.000
Ref. CBI162-3099-538



520 sq.m | Bathrooms: 11 | Bedrooms: 5 | Rooms: 10

Prestigious Estate in the Heart of Mugello with Swimming Pool and Private Lake
Nestled in the charming hills of Mugello, this exclusive estate offers a rare balance of rural elegance, modern comfort, and outstanding commercial potential. Recently renovated with meticulous attention to detail and sustainability, the property features refined, bright, and functional interiors, making it ideal both as a prestigious private residence and as a high-end hospitality venue.
The main villa welcomes guests with generous reception areas, including elegant living rooms with fireplaces, a fully equipped kitchen, and grand salons enhanced by original frescoes by the painter Romano Stefanelli, a member of the Piero Annigoni school. These artworks add significant artistic and cultural value to the residence. The sleeping quarters include five double bedrooms, three of which are mezzanine suites, designed to ensure maximum comfort, privacy, and charm.
Completing the property is a second independent building on two levels, featuring three large halls with a total capacity of up to 400 guests, making the estate particularly suitable for hosting exclusive events, ceremonies, and corporate functions.
The outdoor spaces are truly the highlight of the estate: a panoramic private park, a naturally designed swimming pool with waterfall, a romantic private lake with bridge, private woodland, and a prestigious walnut grove of approximately 1,200 Italian walnut trees, combining remarkable landscape appeal with significant agricultural and commercial value.
The property is equipped with state-of-the-art technological systems:

- 10 kW photovoltaic system with solar panels covering approximately 25% of the energy demand;
- Home automation system managing the entire estate;
- Pellet heating system;

- Water-based cooling air conditioning system;
- 60-meter-deep private well with rainwater recovery system exceeding 100,000 liters;
- Energy certification Class A4, ensuring high efficiency and sustainability.

The location is highly dominant and private, offering unique views over the surrounding countryside, just a short distance from the Mugello Circuit and only a few kilometers from Lake Bilancino, an ideal destination for outdoor activities and excursions.
The land extends over more than 16 hectares, primarily dedicated to orchards and arable land, as well as woodland and high-quality agricultural areas, perfect for specialized cultivation or customized agricultural projects.
This one-of-a-kind estate represents a prestigious investment opportunity in the heart of Tuscany, combining elegance, comfort, sustainability, and versatility, with strong potential for tourism, hospitality, and high-end agricultural ventures.
Main distances:
Florence Airport: 40 minutes
Florence city center: 50 minutes
Forte dei Marmi: 90 minutes

Certification

Energy Class: A4

Property Informations

Address: Località Vespignano, Vicchio FI, 169	**Zip Code**: 50039
Bedrooms: 5	**Bathrooms**: 11
Rooms: 10	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Ground Floor
Total floors: 2	**Parking space**: Uncovered
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	

















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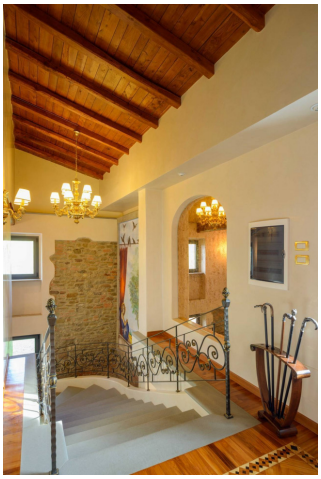




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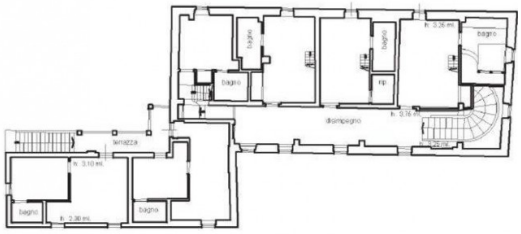




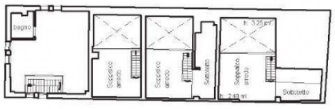


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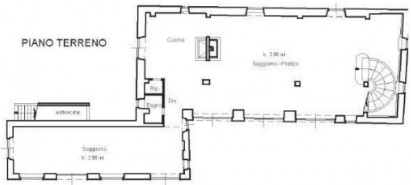
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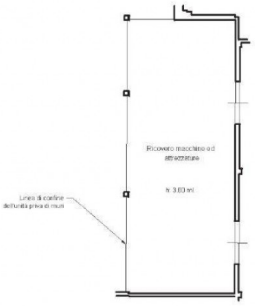


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(SOTTOTETTO)

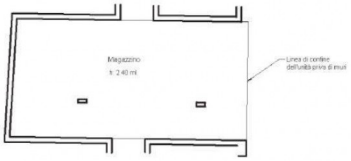


PIANO SEMINTERRATO

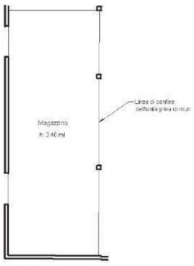




PIANO SEMINTERRATO



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PIANO TERRENO



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