



Historical villa: for Sale in Fiesole

San Domenico

€ 6.000.000

Ref. CBI100-143-290822



2.100 sq.m | Bathrooms: 20 | Bedrooms: 14 | Rooms: 40

Prestigious Tuscan Villa on the outskirts of Florence in Fiesole.

A typical Tuscan villa located on the hills overlooking the city of Florence, immersed in the tranquility and protected by a context of absolute privacy.

The villa originates from a 16th-century castle, built incorporating a 13th-century tower, an element that gives the property a rare historical charm and great architectural value.

The property is made up of several buildings for a total impressive surface area:

Main villa with rooms mainly intended for residential use for approximately 1,450 m². Characteristic are the Cloister and the Loggia from which the entrance to two independent apartments. Ground Floor of the Villa: reception room with entrance from the terrace, large room formerly the lemon house with fireplace of over 140 m², kitchens of over 70 m². Main Floor: with lounges, Ground Floor and Main Floor were used for conferences, tourism and ceremonies. Second Floor: less prestigious rooms with kitchen and bathrooms and apartment with entrance from the Cloister of approximately 120 m² with attics (now used as storage). Third Floor: Terrace overlooking Florence of approximately 160 m². attics. Furthermore, apartment of over 120 m² with entrance from the Cloister and the Loggia (now used as storage). Third Floor: Windowed attics. Cellars. Farmhouse with independent entrance on two levels, with prestigious outdoor spaces overlooking Florence. Property of approximately 330 m² with annexes used as warehouse, cellar and storage for approximately 350 m². Land and woods: for over 250,000 m². Main Features

Panoramic: Trail sections with high panoramic views that offer exceptionally visible vantage points, ideal for enjoying the beauty of the



Tuscan landscape and Florence.

History and Architecture:

Originating in the 16th century, the property boasts a 13th-century tower that lends it a rare historical charm. Careful renovation in the 1990s preserved the property's authenticity: original ceilings, floors, windows, and doors. Privacy

Surrounded by nature, it offers absolute privacy and ample outdoor space. Strategic location.

Just 15 minutes from the centre of Florence and a few minutes from Fiesole, with convenient connections. Possibility of Use

Private Residence: An exclusive retreat for families. Tourism and Conference Activities: Excellent as a farmhouse or bed & breakfast, conferences and events, thanks to its location and historic charm. Activities and Attractions in the Area

Culture: Proximity to Florence and Fiesole, with museums, galleries, and high-quality restaurants. Nature: Opportunities for hiking and outdoor activities in the surrounding hills.

Property Informations

Address: Via Montefiano, 6

Zip Code: 50014

Bedrooms: 14

Bathrooms: 20

Rooms: 40

Internal condition: To be renovated

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

---> **esclusiva** <---: 1

: 0000-00-00

Floor: Multilevel

Total floors: 4

Date of construction: 1500

Current Status: Available after the deed of sale

Balconies: Present

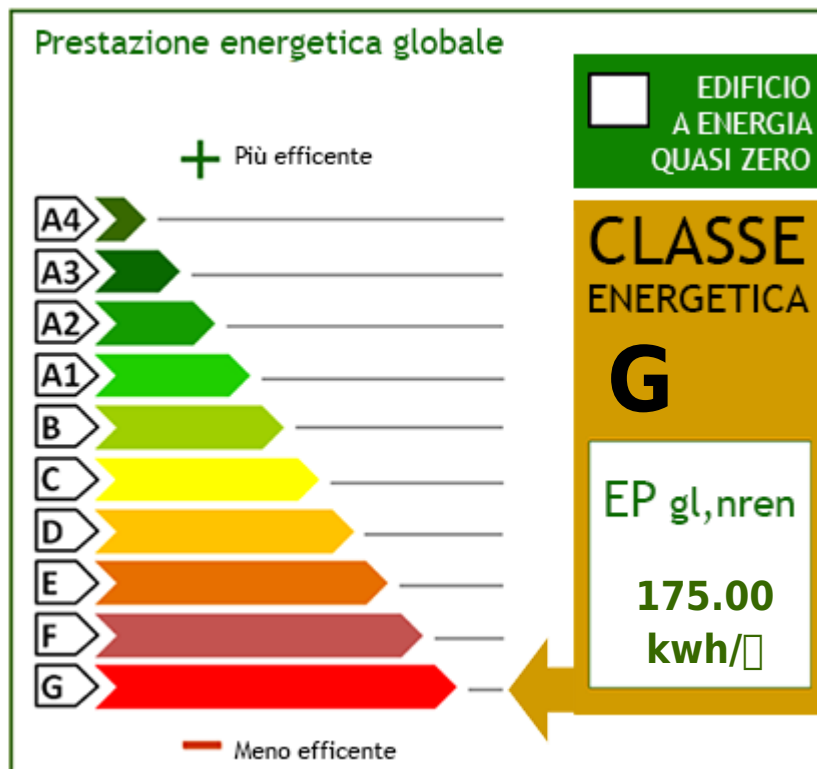
Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen

Garage: Shed

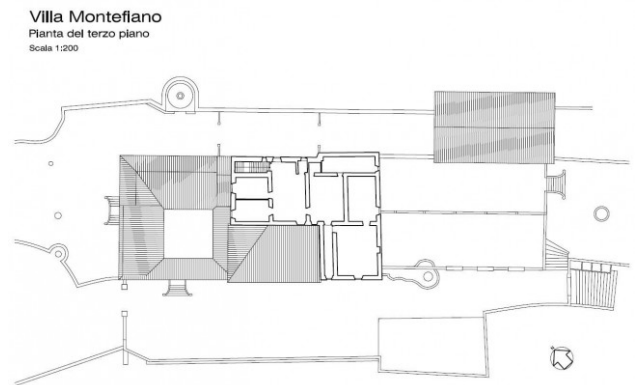
: Yes



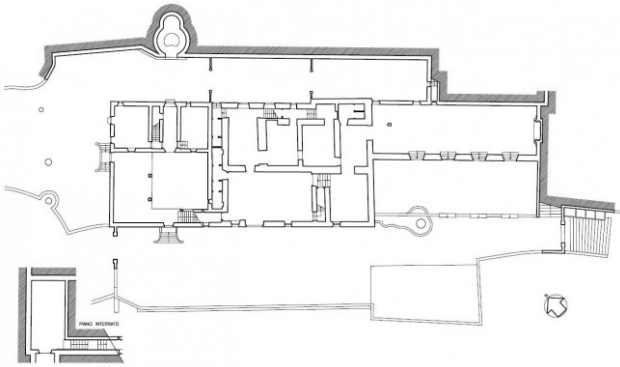




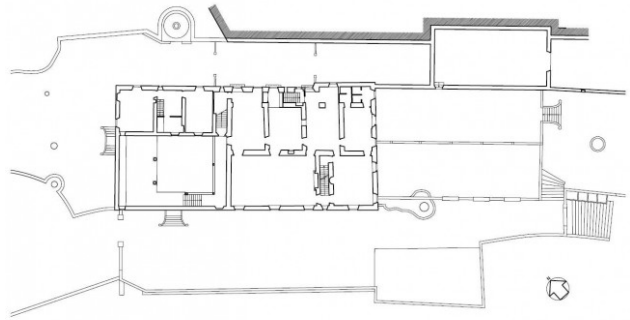




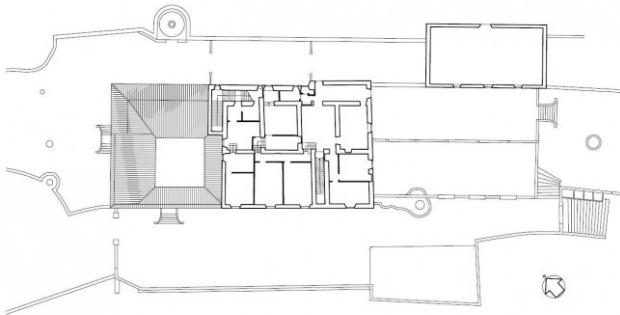
Villa Montefiano
Pianta del piano terra
Scala 1:200



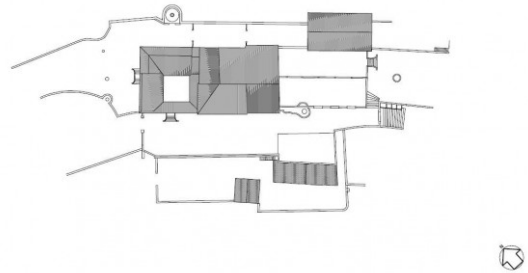
Villa Montefiano
Pianta del primo piano
Scala 1:200



Villa Montefiano
Secondo piano
Scala 1:200



Villa Montefiano e casa colonica Fiano
Planimetria generale
Scala 1:400



Casa colonica Fiano
Pianta del piano terra e primo
Scala 1:200

