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

Villa for Sale in Montelupo Fiorentino Sammontana

€ 2.650.000

Ref. CBI162-3099-592



610 sq.m | Bathrooms: 8 | Bedrooms: 8 | Rooms: 20

Charming villa with guesthouse and two swimming pools in the heart of the Florentine hillsJust 25 km from Florence, in a private and commanding position on the hills of Montelupo Fiorentino, this refined independent property represents an authentic Tuscan retreat, where privacy, landscape and architectural charm coexist in perfect harmony.
The estate consists of a main villa and an independent guesthouse, immersed in a highly evocative natural setting among olive trees, cypresses and panoramic views over the surrounding countryside. The origins of the complex date back to an ancient medieval farmhouse, carefully restored with great respect for its original character and enhanced by traditional Tuscan materials and details such as stone, exposed beams and terracotta floors.
With a total internal surface area of approximately 610 sqm, distributed between the main residence and the independent unit, the property offers spacious, welcoming and well-organised interiors, designed to elegantly accommodate both private living and a high-end hospitality project.
The main villa, measuring approximately 500 sqm, offers 11 sleeping places and enjoys a private saltwater swimming pool. The guesthouse, measuring approximately 110 sqm, can accommodate up to 4+2 guests and is enhanced by a striking infinity pool with jacuzzi, overlooking the rolling hills.
The layout allows for highly flexible use: the entire complex can be enjoyed as one prestigious private residence or managed as three independent residential units — ground-floor apartment, first-floor apartment in the villa and cottage — all with independent systems.
The elevated position provides an open 360° view over the valley, offering a rare combination of complete privacy and convenient

connections. The centre of Montelupo Fiorentino, the railway station and access to the FiPiLi highway are just 3 km away; Florence can be reached in approximately 20 minutes, while Florence Airport is around 25 km away.
The outdoor areas extend over approximately 7,760 sqm and include a garden, parking areas and a productive olive grove with around 70 trees, producing excellent-quality extra virgin olive oil. The two private swimming pools, outdoor living spaces and surrounding landscape create an exclusive atmosphere, ideal for enjoying Tuscany in every season.
The restoration was carried out with particular care and respect for the original features, creating harmonious, coherent and move-in-ready interiors. Today, the property presents itself as a residence of great character, combining authenticity, contemporary comfort and functionality.
The sale also includes an accommodation business active for over twenty years, including domain, website and social media channels: a tangible added value for those wishing to continue or develop a hospitality project.
Main features

- Country villa with independent guesthouse
- Total internal surface area of approximately 610 sqm
- Three independent residential units
- Two private swimming pools: one saltwater pool and one infinity pool with jacuzzi
- Accommodation capacity: 11 + 4+2 sleeping places
- Land of approximately 7,760 sqm with productive olive grove
- Independent utilities
- Panoramic position within easy reach of Florence

A property of rare identity, where the most authentic charm of Tuscany meets contemporary comfort and interesting investment potential, in a private, panoramic and highly prestigious setting.

Certification

Energy Class: Not appliable

Property Informations

Address: via di leccio	**Zip Code**: 50056
Bedrooms: 8	**Bathrooms**: 8
Rooms: 20	**Internal condition**: Excellent
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: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Parking space**: Uncovered
Date of construction: 1200	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: Shed	

















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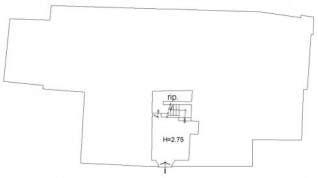




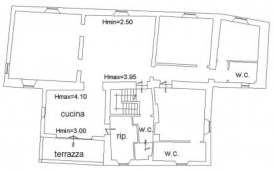


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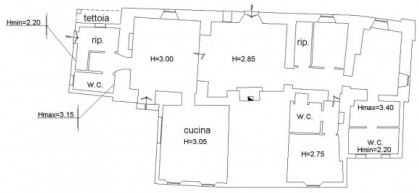




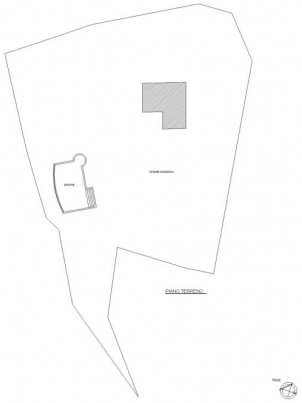
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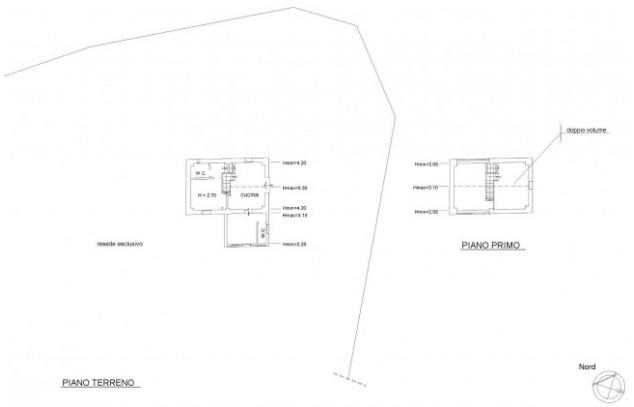


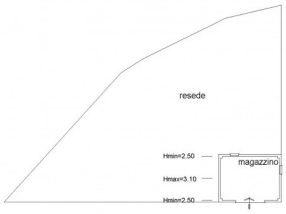
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PIANO TERRENO

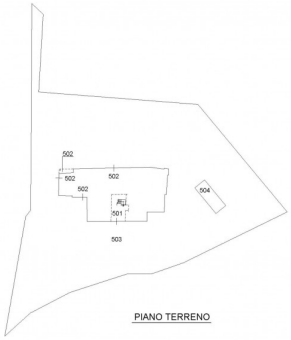






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