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

Apartment for Sale in Firenze
Centro Oltrarno
€ 1.900.000
Ref. CBI162-3185-619



200 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

Exclusive Residence in Florence's Oltrarno District, Where History, Elegance and Contemporary Comfort MeetIn the most authentic heart of Florence's Oltrarno district, among historic workshops, art ateliers and charming period palaces, this prestigious residence takes shape, perfectly combining the prestige of tradition with the comfort of contemporary living. Located on the second floor of an elegant noble palace served by a lift, the apartment is arranged over two levels and offers a total internal surface area of approximately 200 sqm, standing out for its spacious, harmonious and character-filled interiors. The property is completed by a convenient cellar on the semi-basement level, a highly valuable feature in the historic city centre.The property is located in one of Florence's most sought-after areas, just a few steps from Palazzo Pitti, Ponte Vecchio and the Boboli Gardens. The Oltrarno has always represented the city's most refined and authentic soul: a district that preserves the Florentine artisan tradition, with historic workshops, galleries, cafés and timeless views. Living here means being immersed every day in the most elegant atmosphere of Renaissance Florence, in a setting that is truly unique in the world.The building housing the property is a listed historic palace, carefully maintained and enhanced through constant conservation work. The spacious and elegant communal entrance preserves splendid original details in pietra serena, while the presence of a lift represents a rare added value in the heart of the historic centre. The apartment's interiors are enriched by coffered ceilings approximately 4.5 metres high, exposed beams and fully usable mezzanine levels perfectly integrated into the spaces, adding depth, brightness and great personality to the entire home.The entrance opens onto a magnificent reception hall, the true heart of the home, characterized by impressive volumes, fine architectural details and pleasant views over the surrounding historic setting. Adjacent to the living area is the dining room, clearly defined yet perfectly connected to the main spaces, while the separate kitchen is functional

and well organized, enhanced by a practical mezzanine level.The sleeping area consists of two elegant double bedrooms. The first, more intimate and private, features a mezzanine ideal as a private study or reading area; the second, larger and more scenographic, offers a custom-made wardrobe, an en suite bathroom and an additional livable mezzanine. Both bathrooms are windowed, and the spaces are optimized by convenient built-in wardrobes. The upper level, distributed through the various mezzanines, creates versatile ancillary areas that are perfectly integrated into the property's original structure.Although the property does not include private outdoor spaces, it enjoys excellent natural light and evocative views over the historic streets of the Oltrarno, offering an authentic and refined atmosphere. The presence of the lift and cellar further enhances the functionality of the property, making it ideal both as a private residence and as an elegant prestigious pied-à-terre.Purchasing this property means choosing an exclusive home in the heart of Florence, where the charm of history meets a layout designed for contemporary living. The impressive ceiling heights, perfectly preserved original elements, strategic location and elegance of the interiors make this apartment a rare opportunity within the Florentine real estate market. Piazza della Signoria, the Duomo, the city's main art galleries, museums and theatres can all be reached within a few minutes on foot, making this residence ideal for those who wish to experience Florence in its most authentic and exclusive expression.

Certification

Energy Class: A2

Property Informations

Address: Via Maggio	**Zip Code**: 50125
Bedrooms: 3	**Bathrooms**: 2
Rooms: 8	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 1508.05	: 0000-00-00
Floor: 2	**Total floors**: 3
Lift: Yes	**No architectural barriers**: Yes
Date of construction: 1600	**Current Status**: Available after the deed of sale
Kitchen: Eat-in kitchen	













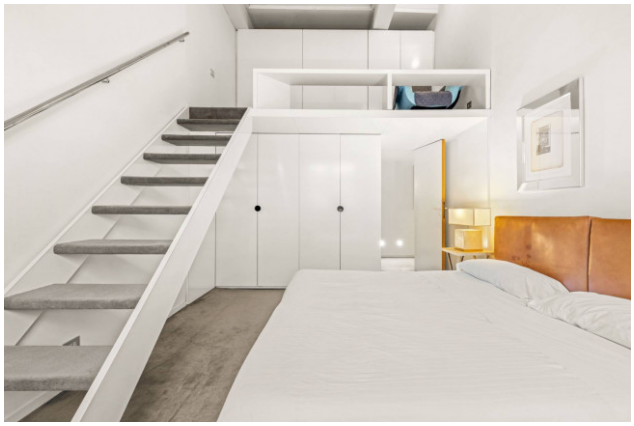




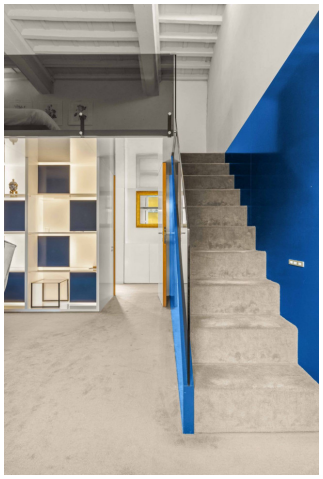
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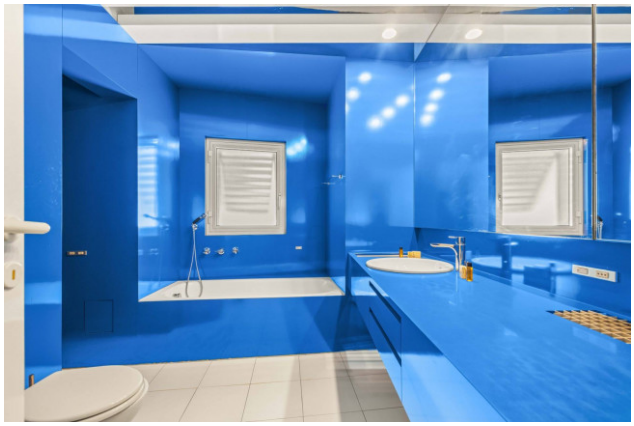










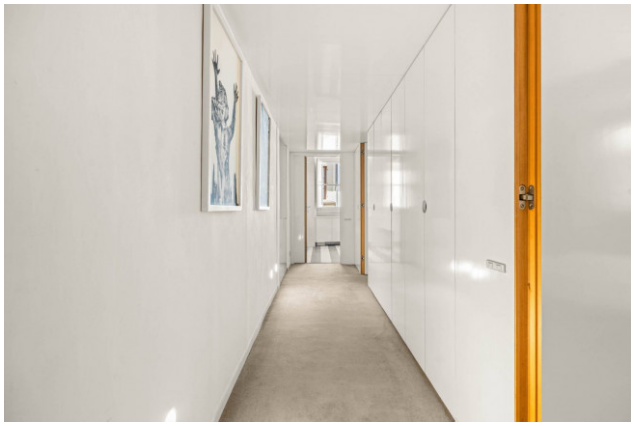


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