COLDWELL BANKER
FORTE DEI MARMI

Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
Phone number (+39) 0584 1532273

Villa for Sale in Firenze
Careggi
€ 2.890.000
Ref. CBI129-1788-130641



750 sq.m | Bathrooms: 10 | Bedrooms: 8 | Rooms: 20

Prestigious Tuscan residence with pool, olive grove, and views of Brunelleschi's Dome - Florence
Nestled in the beautiful, sun-drenched hills of Careggi, Villa La Valle offers something increasingly rare: the authenticity of the Tuscan countryside, just minutes away from the historic center of Florence. Here, the scent of olive trees and freshly cut grass permeates the days, while just a ten-minute drive takes you to the heart of the city and admires the majestic dome of Florence Cathedral.
Originally conceived as a single prestigious residence, the property was later divided into eight independent residential units, a configuration that can now be easily restored to restore the villa to its original vocation: an extraordinary private residence of over 700 square meters.

This residential structure, reinterpreted in a contemporary style, could accommodate magnificent reception spaces, including a bright panoramic veranda overlooking the park, a large convivial kitchen, and an evocative wine cellar.

The interiors exude all the charm of Tuscan tradition: exposed-beam ceilings, terracotta floors, wooden window frames, and large arched windows that flood the rooms with natural light. The property has undergone constant maintenance and careful renovations over the years, and is now in excellent condition.

This exclusive property is complemented by approximately seven hectares of private land, adorned with centuries-old olive trees, wooded areas, and a vineyard. Thanks to the harmonious composition of the terrain, characterized by rolling hills and large flat areas, the property is also ideal for the construction of equestrian facilities, offering the possibility of creating a refined equestrian residence immersed in the Tuscan landscape.

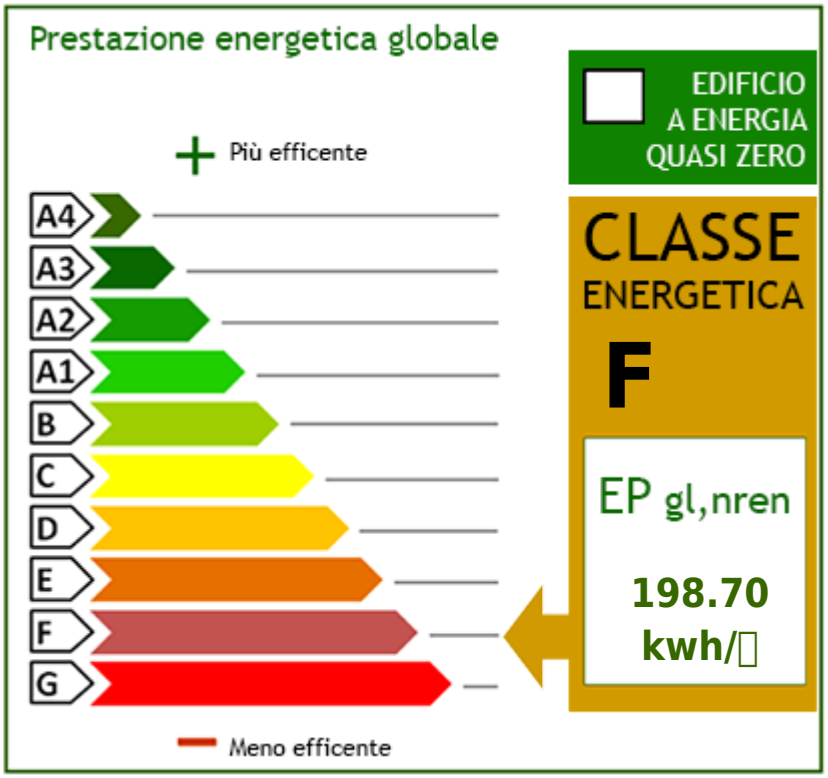
The large panoramic swimming pool, several gazebos surrounded by greenery, and ample parking areas make the estate perfect both as a private residence and as a prestigious real estate investment.
Main features
• Over 700 m2
• 7 hectares of private land with olive grove, vineyard and woodland
• Large private panoramic swimming pool
• Open view of the hills and the centre of Florence and of Brunelleschi's Dome
• Panoramic glass veranda
• Large convivial kitchen
• Traditional wine cellar
• Exposed beams, terracotta floors and wooden finishes
• Gazebo and numerous spaces dedicated to outdoor living
• Large private parking areas
• Excellent state of maintenance
• Just 10 minutes from the historic center of Florence

A unique property that combines the timeless charm of the Tuscan countryside with the proximity of one of the most beautiful and iconic cities in the world.

Property for sale exclusively through Coldwell Banker. For privacy reasons, the address on the listing is indicative and the property is located in the immediate vicinity.

Property Informations

Address: Via dell'Osservatorio, 55	**Zip Code**: 50139
Bedrooms: 8	**Bathrooms**: 10
Rooms: 20	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Parking space**: Uncovered
Date of construction: 1900	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private, 5.000 sq.m
Sea distance: 80.000 meter	**Kitchen**: Eat-in kitchen
Garage: for two cars	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
EP gl,nren
198.70 kwh/
Meno efficente

















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PLANIMETRIE SONO CONSULTABILI
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