

Villa for Sale in Firenze

Careggi

€ 2.890.000

Ref. CBI162-3174-674



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

Prestigious Tuscan Estate with Accommodation, Olive Grove, and Vineyard in the Hills of Florence. Nestled in the renowned Careggi Hills, just ten minutes from the historic center of Florence, Villa La Valle represents a rare opportunity to acquire a property that combines the authentic charm of the Tuscan countryside with proximity to one of the world's most prestigious art cities.

Recently designated as a licensed hospitality business, the estate is suitable both as an investment in the high-end hospitality sector, as an exclusive private residence, or as a real estate development project.

The property spans over 700 square meters of indoor space and comprises eight independent residential units, completely renovated in keeping with traditional Tuscan architecture. The complex also features a large panoramic glass veranda, a large communal kitchen, a cellar, offices, utility rooms, and numerous service and reception areas.

The estate is surrounded by approximately seven hectares of land, with a productive olive grove and vineyard, features that add further value to the property and enable the development of businesses related to the production of extra virgin olive oil, food and wine experiences, and high-end rural hospitality.

One of the most exclusive aspects of the property is its panoramic location: from its terraces and outdoor spaces, the view extends across the rolling Florentine hills to the city skyline and Brunelleschi's unmistakable Dome, offering a setting of absolute privacy without sacrificing proximity to the main services and the historic center.

Having undergone ongoing maintenance and enhancement, Villa La Valle is in excellent condition. The buildings retain all the distinctive elements of traditional Tuscan architecture, including exposed wooden beams, terracotta floors, wooden window frames, and natural



stone details, creating spaces of great elegance and authenticity.

The morphological characteristics of the land, with large flat surfaces, also offer interesting development possibilities, including the construction of equestrian facilities, wellness areas, spaces for private events, or additional hospitality services, in compliance with current regulations.

Main features

Over 700 m2 of covered space 8 independent residential units Authorized and recently operational hospitality business Private swimming pool, gazebo and parking Approximately 7 hectares of land with productive olive grove and vineyard Panoramic view of the hills of Florence and Brunelleschi's Dome Private location just 10 minutes from the historic center of Florence Property maintained in excellent condition thanks to continuous enhancement interventions Ample potential for development and repositioning Possible destinations

Charming boutique hotel Prestigious private residence Luxury villa for tourist rentals Experiential agritourism with wine and olive oil activities Exclusive location for weddings, private events, and corporate meetings Equestrian residence Asset investment in one of Florence's most exclusive areas Villa La Valle represents a rare opportunity to acquire a Tuscan estate that combines real estate value, potential profitability, agricultural production, and a highly prestigious location just outside Florence.

Certification

Energy Class: F

Property Informations

Address: Via Pietro Dazzi, 14

Zip Code: 50141

Bedrooms: 8

Bathrooms: 10

Rooms: 20

Internal condition: Excellent

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

: 0000-00-00

Floor: Multilevel

Total floors: 3

Parking space: Uncovered

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen



24RE

Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962

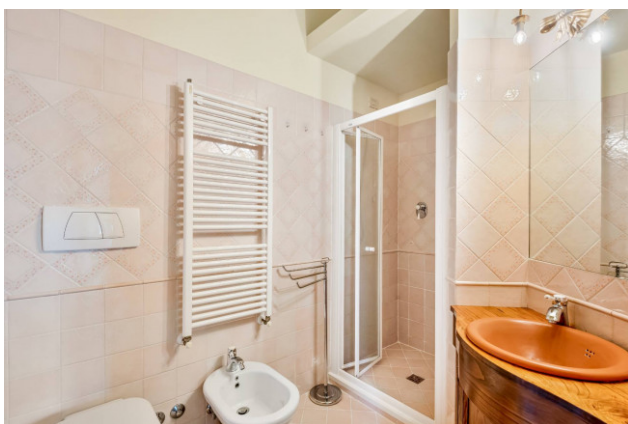




24RE

Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
 24refirenze@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
 VAT 04954530962





24RE

Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
 24refirenze@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
 VAT 04954530962



24RE

Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962



24RE

Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962



24RE

Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
 24refirenze@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
 VAT 04954530962