

# Villa for Sale in Loro Ciuffenna Setteponti

€ 1.650.000

Ref. CBI162-3185-688



**991 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 23**

Art Nouveau villa with pool and extensive grounds in the Tuscan hills of Setteponti

In the heart of the Valdarno, on the historic Setteponti road, stands this Art Nouveau villa surrounded by extensive private grounds. It has been fully renovated and tastefully furnished.

Spread over three floors, it offers over 900 m<sup>2</sup> of space, 23 rooms, 6 bedrooms and 6 bathrooms. Windows on all four sides fill every room with light and open onto panoramic views of the Tuscan hills.

Inside: elegant reception rooms with parquet floors, fireplace and timber ceilings with exposed beams, a fully equipped eat-in kitchen, a dining room, a gym, a games room with billiards and a home cinema. The bedrooms are bright, many with a balcony or terrace.

Outside: swimming pool, spacious terraces for al fresco dining, a hot tub, and land with olive trees. A cellar and storeroom complete the property.

The location: the villa lies along the ancient Setteponti road, one of Tuscany's most scenic routes, linking Florence and Arezzo among vineyards, olive groves and Romanesque parish churches, in a quiet, little-travelled area. The municipality of Loro Ciuffenna, listed among Italy's most beautiful villages, offers a historic centre overlooking the stream, the old working watermill and, within its territory, the Pieve di San Pietro a Gropina, one of the finest examples of Romanesque architecture in Tuscany. All around you will find wineries, olive oil producers, the Balze del Valdarno and the villages of the Aretine Valdarno. Midway between Florence and Arezzo, it is easy to reach from both.

Thanks to its size, location and amenities, it is ideal as a private residence, a holiday home or a charming boutique accommodation,



including for short-term rentals.

## Certification

**Energy Class:** Not applicable

## Property Informations

**Address:** Loro Ciuffenna

**Zip Code:** 50024

**Bedrooms:** 6

**Bathrooms:** 6

**Rooms:** 23

**Internal condition:** Restored

---> data\_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 2850.84

: 0000-00-00

**Floor:** Multilevel

**Total floors:** 3

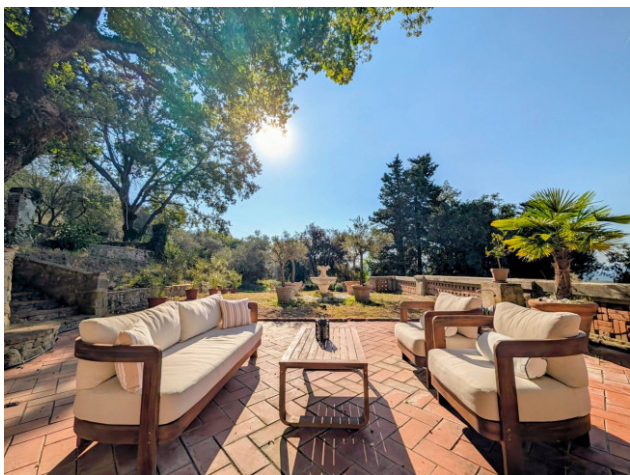
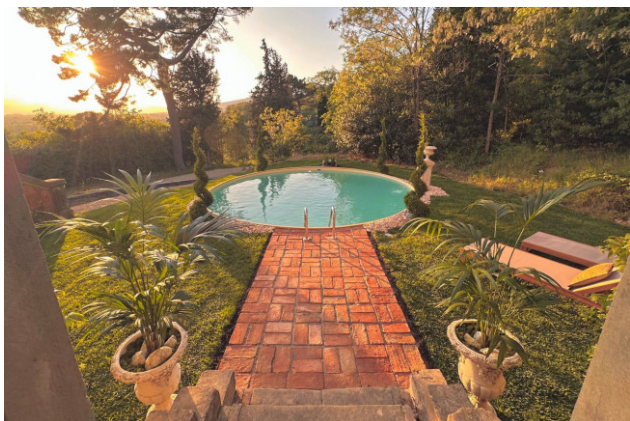
**Current Status:** Available after the deed of sale

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 8.000 sq.m

**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



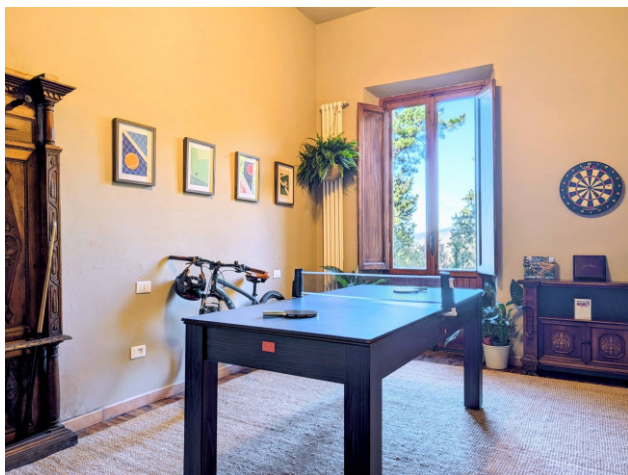
**24RE**

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