TUSCANY
LUXURY REAL ESTATE

RIF. V000045 - ALTO MUGELLO:HISTORIC VILLA WITH POOL - AREA: Mugello



COLLI FIORENTINI – ALTO MUGELLO: Historic 14th-Century Villa with Park, Swimming Pool and Outbuildings
Set in a strategic and enchanting location, just 3 km from the Barberino di Mugello exit of the A1 motorway and approximately 5 km from the town centre, this magnificent 14th-century villa is offered for sale, nestled in the Tuscan countryside at the foot of Monte della Calvana, with panoramic views across the rolling hills of the Alto Mugello.
THE VILLA
Cadastral floor area: 877 sq m
Of exceptional historical and architectural significance, the villa once belonged to the Archbishopric of Florence and still retains the distinctive layout and appearance of an ancient fortified residence.
The building is arranged around a charming internal courtyard, enclosed by the main façade, at the centre of which stands an elegant entrance portal.
Particularly noteworthy are the sixteenth-century kneeling windows, distinguished by their finely crafted surrounds and corbels in pietra serena, the traditional grey sandstone characteristic of Tuscan architecture.
The interiors preserve the charm and atmosphere of a historic noble residence. A magnificent central hall forms the heart of the villa, around which the various rooms are arranged. The traditional coffered ceilings, together with the door surrounds in pietra serena, further enhance the property's elegant character and historical appeal.
The property also includes a chapel of approximately 60 sq m and a storage building of approximately 25 sq m.
THE PARK AND SWIMMING POOL
The villa is surrounded by an extensive, mature park, where nature and architecture blend harmoniously to create an atmosphere of timeless beauty.
Small landscaped terraces, adorned with fountains featuring water lilies, lead through the grounds towards the swimming pool, measuring 6 x 12 metres. Set in a secluded and peaceful position, the pool is shaded and entirely surrounded by greenery, offering an ideal setting for relaxation and

outdoor living.
The estate further benefits from additional outbuildings totalling approximately 800 sq m, together with surrounding land.
A RARE HISTORIC ESTATE IN THE TUSCAN COUNTRYSIDE
A property of exceptional scale and character, where history, architecture and nature come together in a truly evocative setting. Its strategic location offers convenient access to both Florence and Bologna, while providing the tranquillity, privacy and natural beauty of the Mugello hills.
An ideal opportunity for those seeking a distinguished historic residence with extensive grounds and outbuildings, offering considerable potential for a variety of uses, subject to the relevant planning regulations and authorisations.

This document is not contractual and has been established according to the directions given by the owner. It is provided for information purposes only, real estate Brogi shall not be held liable.

Area: Mugello
Sq. m.: 1.770
Rooms: 4
Floors: 3
Price: € 3.000.000

District: Barberino di Mugello
Land: 0
Bathrooms: 4
Pool: Si

Print brochure

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