



# NEAR CERBAIA

FLORENCE | TUSCANY | ITALY





## DISTANCES

**La Romola** 1.5 km

**Cerbaia** 3.8 km

**Florence (and airport)** 12 km

**San Casciano** 11 km

**Pisa** 70 km

(all distances are approximate)

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Floor Space **550 sqm**

Land area **3000 sqm** of fenced garden

5 bedrooms · 4 bathrooms · Limonaia annexe · Gated entrances

Solar panels · Staff accommodation  
(all measurements are approximate)

Beautifully restored property outside of Florence in a glorious, rural setting. This charming home is part of a private estate with four other properties set in 27 Ha of woodland.

Located just 12 kms south-west of Florence centre and close to San Casciano, the villa dates from 1260 and is an architectural landmark offering absolute privacy and tranquility.

Fully restored by the famous Florentine architect Pier Niccolo Berardi in the style of a medieval borgo, the property extends to 550 sqm of luxury accommodation and enjoys extensive views. It sits in 3000 sqm of secure parkland surrounded by ancient woodland, vineyards and olive groves and shares a private 27 Ha estate with 4 other properties.

Spacious and bright, the villa comprises 5 bedrooms, 4 en suite bathrooms, a grand salon with panoramic views, dining room, staffquarters, butlerspantry, library, study, cinema room, wine cellar, bread oven and more.

The permission to build a swimming pool within the grounds of the house has lapsed so would need to be reinstated.

The roofless chapel creates a wonderfully romantic entrance courtyard and two gated entrances ensure that the staff apartment below the main house can be independent.

The villa has several terraces on all sides to enjoy the tranquil surroundings which embrace the house and there is secure parking for several cars.

**Services:** external bread oven • GPL central heating • solar panels • artesian well & condominium water supply • water softener • electric gates.

**Energy class** E; Index 161,72 kWh/sqm/per annum





THE PROPERTY EXTENDS TO 550 SQM OF  
LUXURY ACCOMMODATION AND ENJOYS  
EXTENSIVE VIEWS



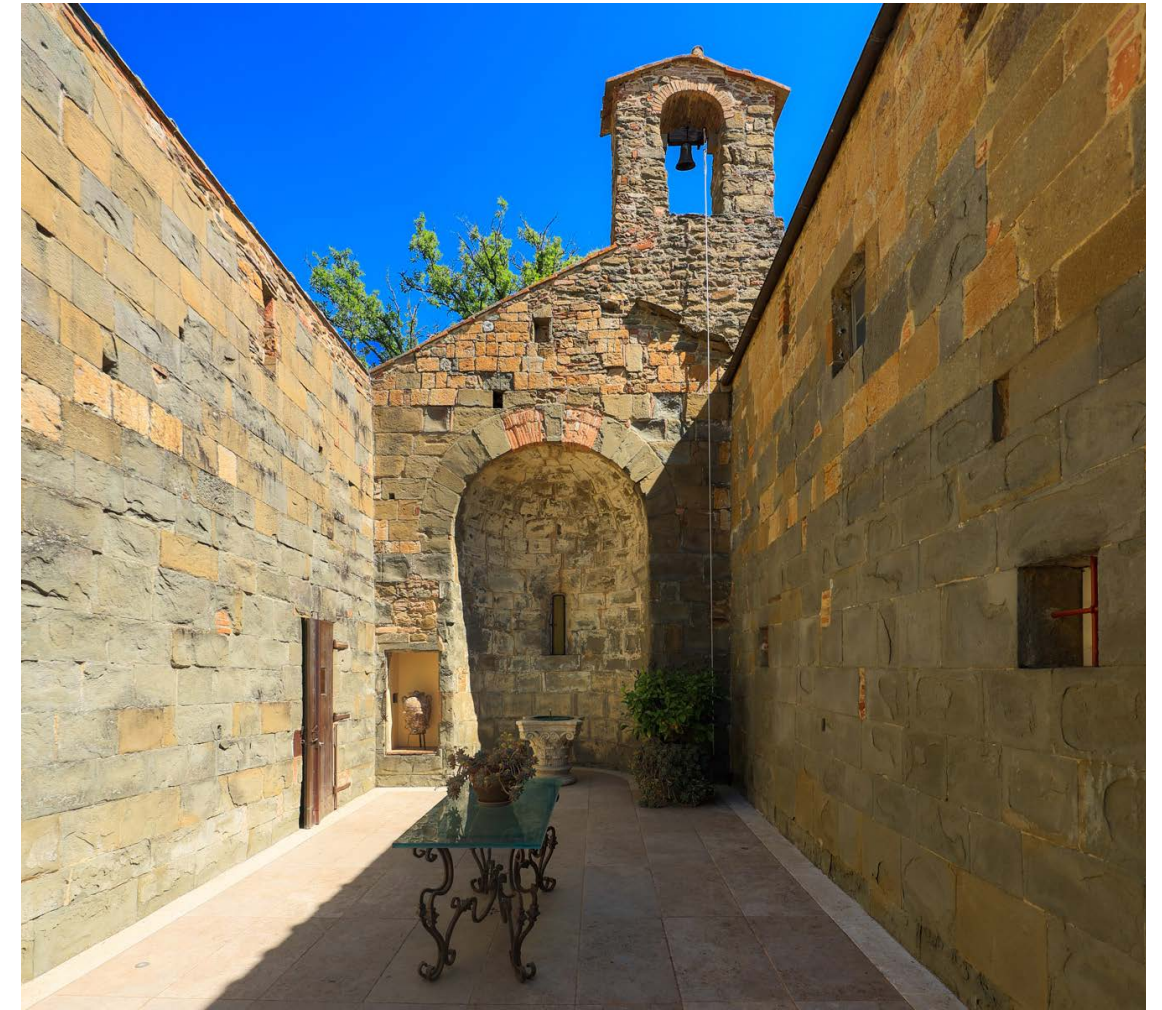












THE ROOFLESS CHAPEL  
CREATES A WONDERFULLY  
ROMANTIC ENTRANCE  
COURTYARD.









A GRAND SALON  
WITH PANORAMIC VIEWS,  
AND A DINING ROOM.











A SPACIOUS AND BRIGHT  
LIBRARY, A STUDY AND  
A CINEMA ROOM.











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Particulars dated: 2019

Photographs dated: 2013

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