



## Villa for sale in Impruneta

**€ 8.500.000**

**Ref. CBI162-2304-162**



**2.500 sq.m. | Bathrooms: 26 | Bedrooms: 23 | Rooms: 65**

Villa Santa Caterina - Elegant Residence in the Heart of Florence, Impruneta

Welcome to Villa Santa Caterina, a magnificent residence immersed in the timeless beauty of Florence, located in the charming town of Impruneta. This splendid villa offers a unique blend of classical elegance and modern comfort, ideal for those seeking to experience the best of Tuscan art, culture, and history.

**\*\*Key Features:\*\***

- \*\*Prime Location:\*\*** Villa Santa Caterina enjoys an enviable location, just a few kilometers from the center of Florence. Residents can savor the tranquility of the Tuscan countryside without sacrificing the convenience of being close to the cultural and artistic treasures of Florence.
- \*\*Architecture and Design:\*\*** This villa is a stunning example of Tuscan architecture, with its classic terracotta roofs, stone facades, and charming gardens. The interiors stand out for their elegant details and the preservation of the original features of the era.
- \*\*Spacious Living Areas:\*\*** Villa Santa Caterina offers generous and bright spaces, with large rooms that exude a sense of warm welcome. The living areas and bedrooms have been designed to ensure maximum comfort and privacy.



4. **\*\*Enchanting Garden:\*\*** The surrounding grounds of the villa are a true paradise, featuring lush gardens, centuries-old trees, and panoramic terraces offering breathtaking views of the Tuscan countryside.

5. **\*\*Pool and Relaxation Area:\*\*** An enchanting swimming pool is nestled within the garden, providing a refreshing oasis on hot summer days. The designated relaxation areas allow residents to enjoy moments of peace and tranquility outdoors.

6. **\*\*History and Culture:\*\*** Villa Santa Caterina is steeped in the rich history of the Tuscan region, offering a unique experience for art, culture, and traditional cuisine enthusiasts. Impruneta is renowned for its local products and exquisite artistic ceramics.

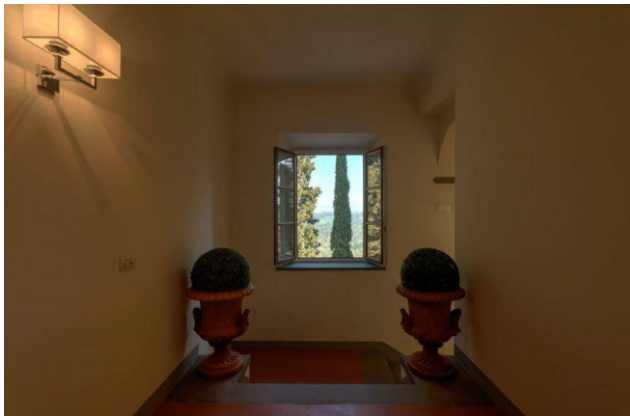
7. **\*\*Accessibility:\*\*** The villa's location ensures easy access to essential amenities such as shops, restaurants, schools, and healthcare facilities, making it ideal for both primary residence and vacation home.

If you desire to immerse yourself in the magic of Florence, surrounded by the enchanting atmosphere of Impruneta and breathtaking landscapes, Villa Santa Caterina is the perfect choice. Contact us today to schedule a visit and discover the timeless charm of this extraordinary Tuscan residence.

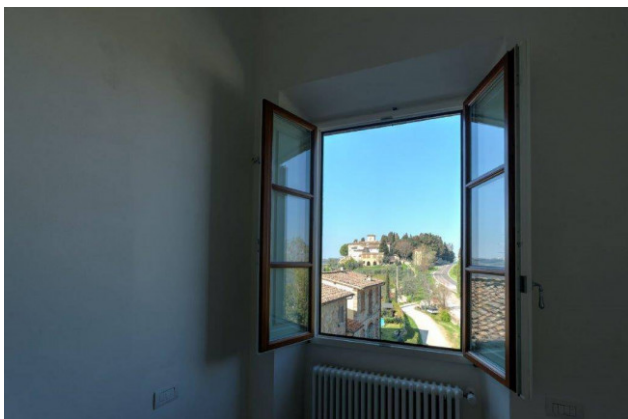
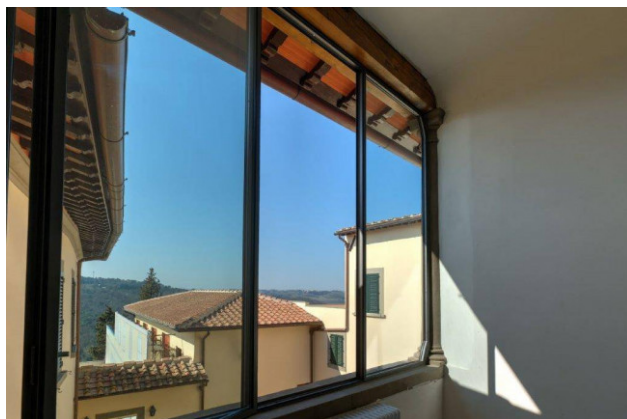
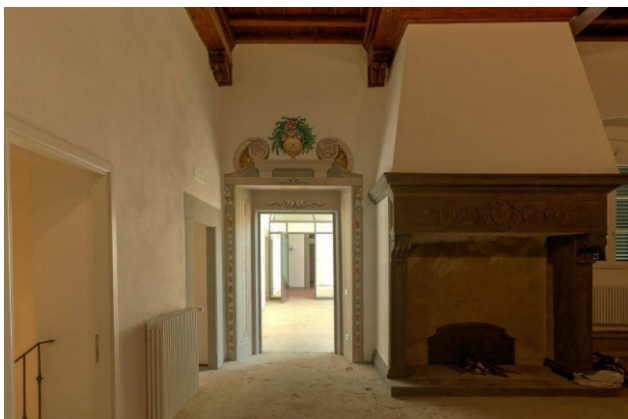
## Features

Property ID: CBI162-2304-162	Contract: Sale
Categoria: Villa	Address: Via Impruneta per Tavarnuzze, 55
Zip Code: 50023	Municipality: Impruneta
Total sqm: 2.500 sq.m.	Bedrooms: 23
Bathrooms: 26	Rooms: 65
Internal condition: Restored	Floor: Ground Floor
Total floors: 2	Independent heating: Heating
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 831 sq.m.	Kitchen: Regular Kitchen









**24RE**

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