



## **Villa for sale in Prato**

### **€ 2.680.000**

### **Ref. CBI129-1110-RMAT53**



**600 sq.m. | Bathrooms: 6 | Bedrooms: 4 | Rooms: 25**

Elegant Tuscan-style villa of about 600 square meters. with swimming pool and park of over 3,000 square meters. completely fenced and in a prestigious hilly position.

The whole garden is a grassy lawn, with numerous olive trees, fruit trees, ornamental plants and potted lemons.

In the west area, gently protected by high green hedges, is the large swimming pool in midnight blue tiles, with a terracotta solarium around it.

Both from the large terracotta square in front of the villa and from the panoramic terrace, you can enjoy the view of Florence, Prato, Pistoia, Artimino.

The main door leads to the ground floor, where the living area is located, entirely paved in light handmade terracotta, assembled according to design with walnut strips. At the entrance we are welcomed by an arch supported by two 18th century wooden columns: on the right a prestigious double door, made with original panels of a 16th century Sienese wooden choir, introduces us into the large dining room, with decorated ceiling with floral designs.

Continuing, through a second identical door, we find a hallway and then the huge kitchen, with custom-made white lacquered furniture and handmade marble tops, lacquered beam ceiling, hood with front in pietra serena block, with floral motifs in relief, identical to those of the bases that support the large marble table in the dining area.



From the kitchen you go down to the laundry room, to the servants' room, to the 2 garages of about 50 square meters. From the entrance on the left, however, a hallway takes us to the large hall with the 18th century fireplace, with chestnut beam ceiling, which overlooks, like the rest of the house, the panoramic part of the garden. Next to it, the reading and TV room, with a wall-mounted crystal bookcase and original 16th century wooden columns. A dressing room precedes the lovely bathroom for visiting guests.

On the first floor the sleeping area, entirely in walnut parquet and all equipped with air conditioning.  
The master suite: entrance, double bedroom, bathroom with shower and large Jacuzzi, all in customized marble, dressing room with double wall wardrobe.  
The guest suite: entrance, large double bedroom, bathroom with tub and shower in pink marble.  
The other two bedrooms with marble shower bathrooms.

On the attic floor, an attic.  
In the basement, however, a tavern, with bathroom with window and armored room.

The whole house is made in super luxury finishes and equipped with a modern alarm system.  
Furthermore, the master plan provides for the possibility of an internal division into several residential units.

The strong point of the property is its position, quiet in relation to the city of Prato, but at the same time convenient for reaching the historic center on foot. Nature lovers can enjoy pleasant excursions on foot or by bike in the hilly paths that start from here, and for art lovers it will be possible to reach the city of Florence in a few kilometers by car or in twenty minutes by train. visit all the most important centers of central Tuscany such as, Lucca, Siena, Pisa, Forte dei Marmi, The Cinque Terre. Prato is the most precious pearl in the center of an artistic and landscape area of exceptional value; it is a perfect starting point for visiting all of Tuscany, thanks also to its proximity to the A11 motorway (less than 10 minutes) For sports enthusiasts, there are horse riding centers, tennis clubs and a prestigious field in the immediate vicinity. 18 hole golf course, Le Pavoniere, designed by Arnold Palmer.

\* For privacy reasons, the address in the card is indicative and the property is in any case located in the immediate vicinity \*

## Certification

**Energy Class:** G : 187.202 kwh/□

## Features

Property ID: CBI129-1110-RMAT53	Contract: Sale
Categoria: Villa	Address: Via filettole, 1
Zip Code: 59100	Municipality: Prato
Total sqm: 600 sq.m.	Bedrooms: 4
Bathrooms: 6	Rooms: 25
Internal condition: Restored	Floor: Buildings
Total floors: 2	Independent heating: Heating
Parking space: Carport	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 3.000 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars

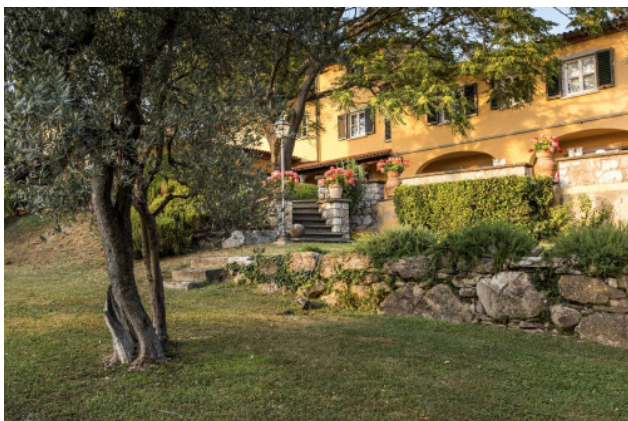
## Rooms

Serra : 12 sq.m. Loggia : 44 sq.m.  
Lavanderia : 45 sq.m.









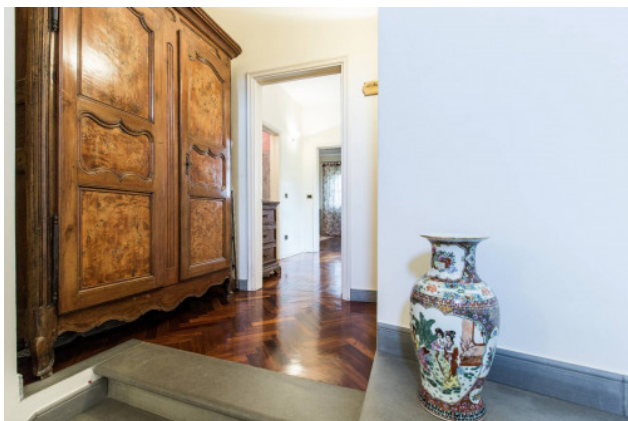




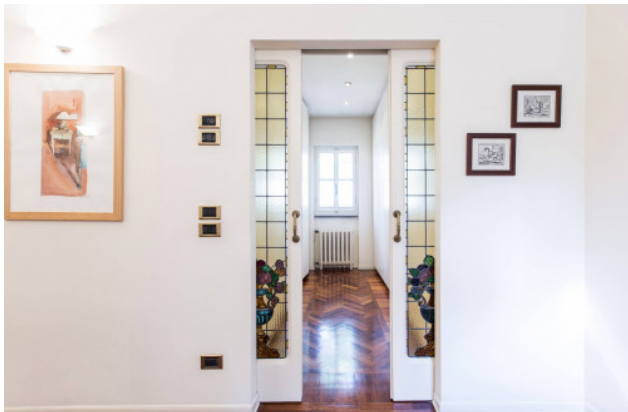




















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