



# Historical villa: for sale in Terranuova Bracciolini Campogialli € 1.500.000 Ref. CBI129-1110-RMAT61



**775 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 20**

The historic Villa, built at the end of the 19th century in Renaissance style, is located in Campogialli, in the Municipality of Terranuova Bracciolini and stands on a hilly area at the foot of the Pratomagno massif and on the edge of the typical landscape of the Val D'Arno. the famous Balze.

The villa of about 775 square meters. it has been perfectly restored, between 1995 and 1997, with great passion and competence with the complete recovery of all architectural details, friezes, frames, stuccos, decorated ceilings, marble tiles, doors, and windows.

In many rooms there are fireplaces of exquisite workmanship, original chandeliers and wall lights of the time, of remarkable architectural effect.

The main staircase is in pietra serena and the period floors are in marble and marble chips.

To crown the building, a square tower of about 30 square meters with columns closed by a glass structure, not visible from the outside, with a 360 degree view of the town, the Borro estate, the majesty of the Pratomagno and the Chianti. This type of torrino is



inspired by the large farmhouses of the Lorraine period.

Surrounded by a spectacular "Italian garden" of about 2,800 square meters with box hedges that unfold in harmonious geometric spirals to enclose majestic pyramidal yews and cypresses, Quercus Ilex (holm oaks) Tilia cordata, of great botanical value. Intimate and collected gravel paths, ideal for relaxation and conviviality and the large round basin in worked stone softened by the beautiful water lily flowers that float there.

An adjacent land of about 3,000 square meters partially cultivated with vineyards with the presence of various types of fruit trees belongs to it. Within this land we find a building used as a warehouse of about 52 square meters with access on foot from the garden of the villa and independent access for vehicles from the road.

Distances from the main points of interest from the Villa:

Arezzo center 22 Km. 28 minutes by car

Florence center 56 Km. 55 minutes by car

Center of Siena 56 Km. 60 minutes by car

\* EXCLUSIVE of Sale by the Coldwell Banker real estate agency - For privacy reasons the address in the card is indicative. However, the property is located in the immediate vicinity \*

## Certification

**Energy Class:** F

**EPglnr:** 152.67 kwh/□

## Features

Property ID: CBI129-1110-RMAT61

Contract: Sale

Categoria: Historical villa:

Address: Strada comunale di Campogialli

Zip Code: 52028

Municipality: Terranuova Bracciolini

Zona: Campogialli

Total sqm: 775 sq.m.

Bedrooms: 5

Bathrooms: 5

Rooms: 20

Internal condition: Excellent

Floor: Buildings

Total floors: 4

Independent heating: Heating

Current Status: Available after the deed of sale

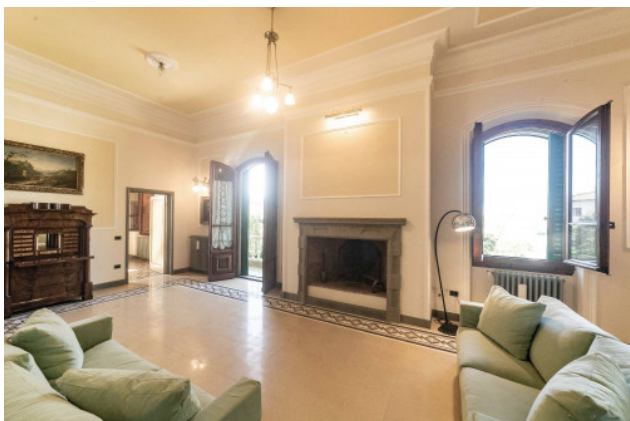
Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

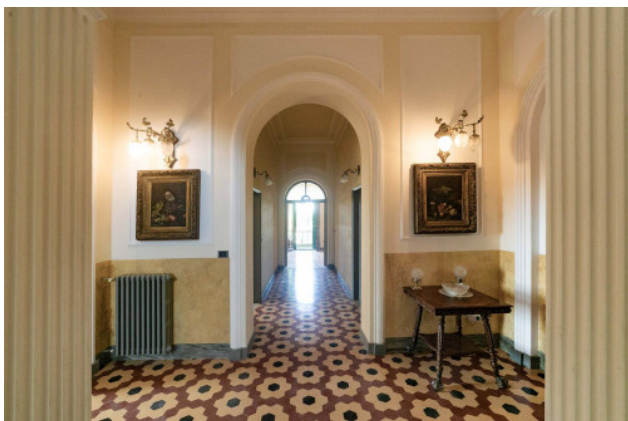














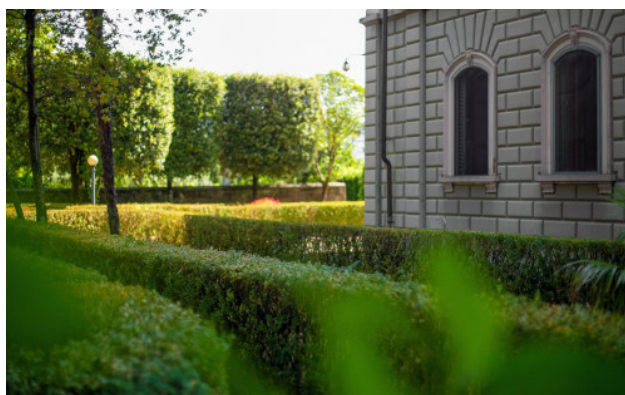












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