

## Impruneta, near Florence

Ref IRV50

- 6 AIR CONDITIONED BEDROOMS
- 5 BATHROOMS
- 100 HECTARES OF GROUNDS
- 16 METRE SWIMMING POOL
- 15 MINUTES FROM FLORENCE



Built in the late 19th century by Poggi, one of Florence's greatest architects, the Villa is to the south of the city and just outside the town of Impruneta, famous for its terracotta. Fifteen minutes from the centre of Florence and thirty minutes from the airport, this impressive Florentine country estate provides the unusual combination of a wonderful rural location with easy access to this magnificent renaissance city.

The estate, enjoying fantastic south-facing views over the Chianti landscape, is accessed by a 1 km cypress-lined private drive. Set on a hillside with commanding views over formal gardens and the surrounding countryside, the main villa can be approached from both sides. The main front door leads into the grand entrance hall with staircase and has doors off to the formal reception areas with large windows overlooking the gardens. The ground floor also comprises a large country-style kitchen, formal dining room, media room with projector, screen, satellite channels and high quality audio and a music room.

The main staircase leads to the staff quarters on the mezzanine floor and on up to the main bedrooms on the first floor where there are 4 en suite guest bedrooms and 2 further guest bedrooms sharing a bathroom. All the bedrooms are attractively furnished and decorated and benefit from air conditioning. There are also a further 2 reception rooms on this floor. From here stairs lead to the second floor which has 4 bedrooms and 3 bathrooms. These are not of the same standard as the main bedrooms and are suited to staff or teenagers. These are only available upon request.

The property includes a separate building close to the main villa of c. 450 sq metres providing 2 apartments for the live in staff. There is a large orangery with garaging, underground wine cellar with further accommodation above.

The Villa sits in approximately 100 hectares of predominantly woodland including approximately 6 hectares of olive groves, a large lake and formal gardens surrounding the main house. The gardens were designed by the famous Italian landscape architect, Pietro Porcinai, in the late 1950s. The swimming pool has astonishing views over the surrounding Chianti landscape.

