**Coldwell Banker 24RE**
Via della Vigna Nuova, 16 - 50123 Firenze
P.IVA e C.F.: 06243950968
Tel.: +393496007599

# Villa for Sell in Firenze - Area: Careggi

Via Pietro Dazzi, Firenze, 50141 (FI)

2.890.000€



## Contact info



Coldwell Banker 24RE

CHIARA SOLDI

Phone: 3311273139
Mobile: 3311273139
Email: chiara.soldi@cbitaly.it

# Description

Prestigious Tuscan Estate with Accommodation, Olive Grove, and Vineyard in the Hills of Florence. Nestled in the renowned Careggi Hills, just ten minutes from the historic center of Florence, Villa La Valle represents a rare opportunity to acquire a property that combines the authentic charm of the Tuscan countryside with proximity to one of the world’s most prestigious art cities.
Recently designated as a licensed hospitality business, the estate is suitable both as an investment in the high-end hospitality sector, as an exclusive private residence, or as a real estate development project.
The property spans over 700 square meters of indoor space and comprises eight independent residential units, completely renovated in keeping with traditional Tuscan architecture. The complex also features a large panoramic glass veranda, a large communal kitchen, a cellar, offices, utility rooms, and numerous service and reception areas.
The estate is surrounded by approximately seven hectares of land, with a productive olive grove and vineyard, features that add further value to the property and enable the development of businesses related to the production of extra virgin olive oil, food and wine experiences, and high-end rural hospitality.
One of the most exclusive aspects of the property is its panoramic location: from its terraces and outdoor spaces, the view extends across the rolling Florentine hills to the city skyline and Brunelleschi’s unmistakable Dome, offering a setting of absolute privacy without sacrificing proximity to the main services and the historic center.
Having undergone ongoing maintenance and enhancement, Villa La Valle is in excellent condition. The buildings retain all the distinctive elements of traditional Tuscan architecture, including exposed wooden beams, terracotta floors, wooden window frames, and natural stone details, creating spaces of great elegance and authenticity.
The morphological characteristics of the land, with large flat surfaces, also offer interesting development possibilities, including the construction of equestrian facilities, wellness areas, spaces for private events, or additional hospitality services, in compliance with current regulations.
Main features
Over 700 m2 of covered space 8 independent residential units Authorized and recently operational hospitality business Private swimming pool, gazebo and parking Approximately 7 hectares of land with productive olive grove and vineyard Panoramic view of the hills of Florence and Brunelleschi’s Dome Private location just 10 minutes from the historic center of Florence Property maintained in excellent condition thanks to continuous enhancement interventions Ample potential for development and repositioning Possible destinations
Charming boutique hotel Prestigious private residence Luxury villa for tourist rentals Experiential agritourism with wine and olive oil activities Exclusive location for weddings, private events, and corporate meetings Equestrian residence Asset investment in one of Florence’s most exclusive areas Villa La Valle represents a rare opportunity to acquire a Tuscan estate that combines real estate value, potential profitability, agricultural production, and a highly prestigious location just outside Florence.

# Details

Property ID: CBI162-3174-674

Surface: 750.00 m²

Rooms: 20

Bathrooms: 10

Energy Class: F

Bedrooms: 8

# Property Features

- Floor: Multi-story
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 750.00 m²
- Rooms: 20
- Bedrooms: 8
- Bathrooms: 10
- Kitchen: Habitable
- Shower: Yes
- Parking space: Uncovered
- Garden: Private,
- Swimming pool: Yes
- Terrace: Present

# Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

# Images

























































































