



COLDWELL BANKER
ITALY

Coldwell Banker 24RE

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Villa for Sell in Vicchio

Località Vespignano, Vicchio FI, Firenze, 50039 (FI)

3.500.000€



Contact info



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Description

Prestigious Estate in the Heart of Mugello with Swimming Pool and Private Lake

Nestled in the charming hills of Mugello, this exclusive estate offers a rare balance of rural elegance, modern comfort, and outstanding commercial potential. Recently renovated with meticulous attention to detail and sustainability, the property features refined, bright, and functional interiors, making it ideal both as a prestigious private residence and as a high-end hospitality venue.

The main villa welcomes guests with generous reception areas, including elegant living rooms with fireplaces, a fully equipped kitchen, and grand salons enhanced by original frescoes by the painter Romano Stefanelli, a member of the Piero Annigoni school. These artworks add significant artistic and cultural value to the residence. The sleeping quarters include five double bedrooms, three of which are mezzanine suites, designed to ensure maximum comfort, privacy, and charm.

Completing the property is a second independent building on two levels, featuring three large halls with a total capacity of up to 400 guests, making the estate particularly suitable for hosting exclusive events, ceremonies, and corporate functions.

The outdoor spaces are truly the highlight of the estate: a panoramic private park, a naturally designed swimming pool with waterfall, a romantic private lake with bridge, private woodland, and a prestigious walnut grove of approximately 1,200 Italian walnut trees, combining remarkable landscape appeal with significant agricultural and commercial value.

The property is equipped with state-of-the-art technological systems:

- 10 kW photovoltaic system with solar panels covering approximately 25% of the energy demand;
- Home automation system managing the entire estate;
- Pellet heating system;
- Water-based cooling air conditioning system;
- 60-meter-deep private well with rainwater recovery system exceeding 100,000 liters;
- Energy certification Class A4, ensuring high efficiency and sustainability.

The location is highly dominant and private, offering unique views over the surrounding countryside, just a short distance from the Mugello Circuit and only a few kilometers from Lake Bilancino, an ideal destination for outdoor activities and excursions.

The land extends over more than 16 hectares, primarily dedicated to orchards and arable land, as well as woodland and high-quality agricultural areas, perfect for specialized cultivation or customized agricultural projects.

This one-of-a-kind estate represents a prestigious investment opportunity in the heart of Tuscany, combining elegance, comfort, sustainability, and versatility, with strong potential for tourism, hospitality, and high-end agricultural ventures.

Main distances:

Florence Airport: 40 minutes

Florence city center: 50 minutes

Forte dei Marmi: 90 minutes

Details

 Property ID: CBI162-3099-538	 Surface: 520.00 m²
 Rooms: 10	 Bathrooms: 11
 Energy Class: A4	 Bedrooms: 5

Property Features

 Floor: Ground floor	 Conservation status: Excellent
 Surface: 520.00 m²	 Rooms: 10
 Bedrooms: 5	 Bathrooms: 11
 Kitchen: Habitable	 Shower: Yes
 Parking space: Uncovered	 Garden: Private,
 Swimming pool: Yes	 Terrace: Present
 Parquet : Yes	

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

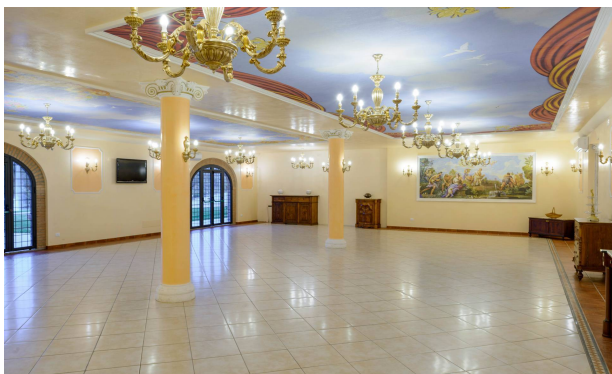


Municipal Offices / Town Halls

Images



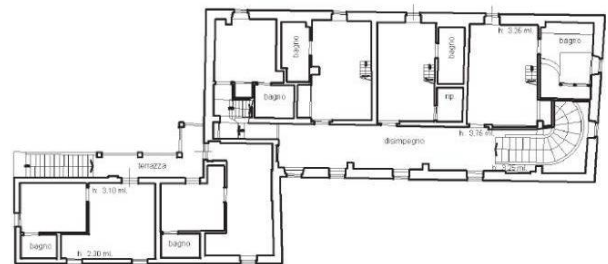




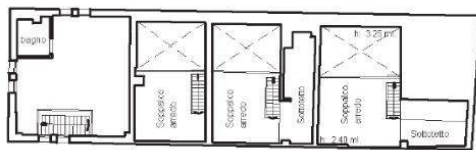




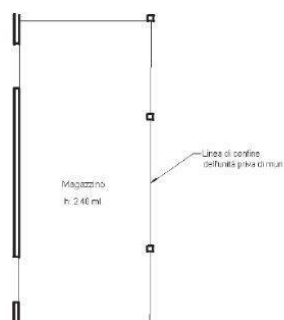
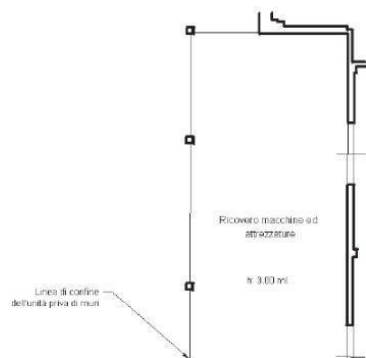
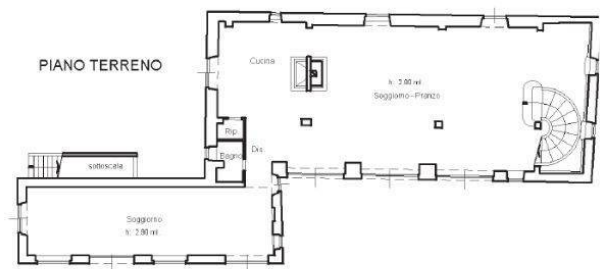
PIANO PRIMO



PIANO SECONDO
(SOTTOTETTO)



PIANO TERRENO



PIANO TERRENO

