



# Caldine Private negotiation

FI - Toscana

**Beautiful renaissance villa with private, deconsecrated church, located in wonderful settings near Florence**

Fantastic renaissance villa from the 12th century, meticulously renovated and with beautiful, well preserved, original details. Located in the area Le Caldine within the municipality of Fiesole, near the historic center of Florence, easily reached by public transportation. The historic, three story villa, has a total of 18 rooms and a living space of 498 sqm, of which 109 is a deconsecrated church and a sacristy. The villa has been built around the old church bell tower, which creates a beautiful and unique light in the rooms. The two building units are connected, yet each of them have a private entrance. Five hectares of land belong to the property. Besides a wonderful garden with a lovely terrace, and an area prepared for building a swimming pool, the land has several cypresses, pines, bay leaf trees etc., and about 700 olive trees currently used for producing olive oil.









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<b>1120</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>15</b>	<b>50000</b>	<b>498</b>	<b>G</b>



REF. NO.  
**CH 193**

PROPERTY TYPE  
**Villa**



## GENERAL INFORMATION AND ADDITIONAL BENEFITS

The villa has been completely and tastefully renovated, with much attention to the preservation of the original features and details, while still creating a functional, modern home. During the renovation, new pipes have been installed in all rooms, thus making it easy to build extra bathrooms, if you plan to use the property for hospitality or another type of business.

The garden is also in great condition, and has been divided into levels, of which one is directly connected to the building and surrounded by an ancient stone wall. Just below the terrace, in the olive grove, preparations have already been made for building a swimming pool

## SURROUNDING AREA

The property is located in the charming town Caldine, only 6 kilometers from Fiesole, famously known as the most prominent suburb of Florence, with its beautiful villas and constructions of importance, and a history that can be traced back to the ancient Romans and the Etruscans. The historic renaissance center of Florence is only 12 km from the property, and you can easily see the city's important skyline from the villa.

Fiesole is very well connected to Florence by public transportation, and in Caldine there is a small train station (Fiesole-Caldine), which connects Florence, Borgo San Lorenzo and Faenza, along one of Tuscany's oldest and most beautiful train routes.

In Caldine, located within walking distance from the property (less than one km), there are great restaurants and a selection of shops and stores. The area is a great starting point for excursions, as you are close to big cities, charming villages, historic attractions and cultural offers, famous wine areas and much more. The airport of Florence is located only 13 km from Caldine.

## PROPERTY INFORMATION

Location	Caldine
Province	FI
Region	Toscana
Property type	Villa
Year built (estimated)	1120
Year restored	
Surface area (sqm)	50000
Living space (sqm)	498
Levels	4
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	
Energy label (EU)	G
Height above sea level (meters)	195
View	Nature/hills
Access road to property	Paved road
Distance from main road (meters)	15
Nearest airport	Firenze
Distance to nearest airport (km)	15
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze