

# Ville Casali®

Ref: 0687

sale ancient Villa of 1500 in Tuscany

Price upon request

[www.villecasalirealestate.com/en/property/687/sale-ancient-Villa-of-1500-in-Tuscany](http://www.villecasalirealestate.com/en/property/687/sale-ancient-Villa-of-1500-in-Tuscany)



**Area**  
Appennino Tosco Emiliano

**Municipality**  
Prato

**Province**  
Prato

**Region**  
Tuscany

**Nation**  
Italy

**Building Surface:**  
7.896Mq

**Land Surface:**  
30.500Mq

**Energetic class**  
G

**Status**  
Good condition

**Agency**  
Ville Casali Real Estate

**The beautiful and impressive villa for sale dates back to 1512.**

The villa, among the most magnificent in the area between Florence and Pistoia, adheres to late sixteenth-century models: a large rectangular body, of which it is attested on the upstream side, due to a planimetric model in U, denotes, both in the elevations and in the planimetric distribution.

The Art Nouveau villa with large surfaces, large windows and the peremptory insertion into the surrounding environment, the appointment visible even in the distance.

The main façade is divided by two floors of French windows bordered by rusticated ashlar frames. Those on the first floor, raised above the ground level, are provided by a parapet with balustrades supported by kneeling lumps, which in turn provide the tile opening, from which the basement receives light. The rustication at the corners is singular, due to the greater extension compared to the usual typology of the villas in the Florentine area from the sixteenth century onwards. The eastern ashlar, in sandstone, differs from the western one, mostly of alberese, so it is possible to assume two different eras of construction.

The date 1553, engraved in one of the drafts of the eastern ashlar, would seem to be indicated in the story as part of the sixteenth-century villa, and therefore of likely very large dimensions.

The axis of the villa is marked by the concentration of the elements most strongly characterized with respect to the repetitive seriality of the façade, that is, by the clock, the portal, the balcony and the staircase leading to the first floor.

The large arched portal is connected directly by Tuscan walls to the terrace of the central window on the first floor, once differentiated from the others by the curved tympanum broken by the projecting key. The family coat of arms is inserted into the resulting mirror from the portal and from the balcony; the putti of the fluttering draperies that support it, the curls and the volutes that surround it created the historic rococo moment of the whole facade.

The facade is crowned by a frieze marked by triglyphs and gutte, which frame the windows of the attic.

A vast hall, which occupies the entire central body of the villa transversely, where the rococo brackets that supported a series of busts, now disappeared, are still visible, distributes the sale of the first floor and the gallery that lead to the staircase for the upper floors.

The succession of the vast rooms of the attic does not present architectural peculiarities, except for the presence of powerful trusses and, in the roof-top crowning of the building, an environment where the clock mechanism is preserved.

The garden in front of the villa, arranged on two terraces, depicts a terracing exclusively, with a parapet marked by vases on baroque consoles.

The lower terrace must in all probability have a drawing with Italian parterres, as can be deduced from the presence of a room for lemons.

Upstream from the villa the garden was cut from the local road; it remains however, beyond this and is in line with the villa, a large baroque nymphaeum, from which however a fountain flows, as the cat flake leading to the back of the nymphaeum suggests.

Even the nearby street of a gate with pillars decorated with hieroglyphics and already surmounted by two terracotta sphinxes, the neo-Egyptian taste found in one of the internal sales is accessed) you enter a small romantic garden, but of a certain formal value. The small park ends with an artificial hill with a semicircular shape, bounded at the base by a stream that forms various waterfalls: three bridges, radially arranged, pass the stream and give access to the paths that climb to the top of the hill. This solution denotes a reference to models of early romanticism, such as the artificial hill in the Della Gherardesca garden in Florence. Remarkable here are three specimens of monuments Platanus Hybrida and a large Aesculus Hippocastanum, connected within a protection mainly of holm oaks.

The small farmhouse to the west of the villa is to be considered quite recent.

The property is close to the main Tuscan properties:

Florence - Airport

Pistoia - Piazza del Duomo

Florence - Santa Maria Novella Station Lucca - Center

Pisa - Airport

**The property is regulated by approximately 7,986 square meters of covered area divided into:**

- Villa / Central body: 6,239 square meters divided into two floors plus a basement and attic; - Service building: 929.3 square meters on two floors plus a basement;

- Limonaia: 70.2 square meters

- Internal courtyard: 748 sqm.

**The Villa is surrounded by about 30500 square meters of parkland, mainly used as a garden and for olive cultivation.**

Excellent Tuscan property lends itself to high representation to be included in income thanks to the size and location of the services.





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