

# SALE OF ZINGALE ESTATE

## LONDA, FLORENCE | ITALY



*Aerial shot of Villa Antica and Villa Zingale*

## QUICK STATS

VILLAS	5
APARTMENTS	13
BEDROOMS	33
BATHROOMS	22
NATURAL SPRINGS	7
POOLS	3
CHAPELS	1
HECTARES	76

This estate is located in beautiful, sunny, hillside Caiano, suburb of Londa and a zone of Florence, which is only 18 miles away. For sale are the main Villa Zingale with its private consecrated chapel, dating from the early 17th century, plus four stone villas (one dates from the year 1000.) Their names are Villa Antica, Villa Imovilla, Villa Paterno and Villa Poggiolo.

Total is five villas, plus land, included in this sale. Three villas restored, one partially. Villa Zingale was restored after World War II. Thirteen apartments and three swimming pools included with the villas, make them ideal for a group or large family to share, or a university to add to their list of abroad destinations.

The natural springs originating from sources up in the hills plus a city waterline provide water. The purity of air comes from the presence of the rolling green hills. The property has approximately 76 hectares of land (olive groves, woods, mixed forest, arable land and pasture). In neighboring Rufina, the world-renowned Rufina Chianti DOCG wine is produced.

With a dramatically panoramic position, the property is conveniently located five minutes' drive from a commuter into Florence hourly. The proximity to the local towns make it perfect as a permanent residence.

The consecrated chapel in Villa Zingale was dedicated to St. Francis and was consecrated by Pope Pius VI on June 3, 1793.

## NEARBY CITIES

FLORENCE 30 km | 18 mi

AREZZO 81 km | 50 mi

SIENA 106 km | 66 mi

LUCCA 123 km | 76 mi

PISA 126 km | 78 mi

## AIRPORTS

FLORENCE 62 km | 39 mi

BOLOGNA 112 km | 70 mi

PISA 124 km | 77 mi

ROME 308 km | 191 mi  
FIUMICINO

Property to include Villa Zingale and Villa Antica, Villa Imovilla, Villa Poggiolo and Villa Paterno and 76 hectares of land (approx. 188 acres)

**3,450,000 euro**

*Individual villas for sale at the following prices:*

Villa Zingale and Villa Antica (four apartments and pool) (14,000 sq ft) (1300 mq) plus designated land parcels of 4.85 hectare (approx. 12 acres)

**1,750,000 euro**

Villa Imovilla (partially restored) (5700 sq ft) (529 mq) with designated land parcels of 1.65 hectare (approx. 4 acres)

**350,000 euro**

Villa Paterno (four apartments and pool) (4,300 sq ft) (400 mq) with designated land parcels of 1.5 hectare (approx. 3.7 acres)

**600,000 euro**

Villa Poggiolo (five apartments and pool) 5,000 sq ft) (464 mq) with designated land parcels of .9 hectare (approx. 2.2 acres)

**750,000 euro**

Additional land approx. 65 hectare (approx. 165 acres) in various parcels

**300,000 euro**

*If needed currency conversion to US dollars at time of sale.*



*Londa, the village down the mountain*



*Villa Antica and Villa Zingale's Courtyard*

# CONTACT US

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# VILLA ZINGALE

## QUICK STATS

SIZE	15,000 sq ft
ACRES	12
APARTMENTS	2
BEDROOMS	6
BATHROOMS	3
POOL	1
NATURAL SPRINGS	7
CHAPEL	1
BUILT	17 <sup>th</sup> century
RESTORED	1960s

### 1,750,000 euro

This beautiful, historic, Tuscan estate is located in Caiano, Londa, a suburb of Florence, only 18 miles away. The Siena colored Villa Zingale dates from the 1600's and the stone Villa Antica from 1000 a.d. A consecrated chapel is part of the larger villa, as well as two apartments and wings of work space, in addition to outer buildings. Furnishings include antiques and paintings from the 1700's.

Natural spring water is on the property, or city water from Londa is available. Londa is the gateway to the national forest of the Casentino, which provides the purest of air, and the sun graces the hillsides throughout the day, ending with beautiful sunsets across the valley. Nearby is the world renowned wine area of Chianti Rufina. A commuter train is only 5 minutes drive away, whisking you into Florence in half an hour.

More information regarding this offering is available upon request. Additional land for agricultural purposes, up to 12 acres, is available for purchase.



# VILLA ANTICA

## QUICK STATS

SIZE	4,300 sq ft
APARTMENTS	2
BEDROOMS	4
BATHROOMS	4
COURTYARD	1
GARDEN	1
BUILT	11 <sup>th</sup> century
RESTORED	1997

*This adjoining property is included in the **Villa Zingale** price.*

Villa Antica is an historical stone villa dating from the year 1,000 A.D. It was once linked as a lookout point to the Castle of San Leolino across the valley where Hannibal and his army stopped on their way to Arezzo. There are two apartments, each two stories, with two bedrooms, two bathrooms, and spacious living and dining areas. One side the grassy courtyard is enclosed with a low stone wall and the other looks out to a beautiful, open valley of green trees and olive groves. The living space is approximately 4,300 square feet (400 mq).

This is the perfect guest house for the main villa. As part of the area of Caiano in Londa, it is just 18 miles from Florence. Paved roads and a nearby commuter line in a nearby village make transportation easy to Florence.



## QUICK STATS

SIZE	5,000 sq ft
APARTMENTS	5
BEDROOMS	11
BATHROOMS	6
POOL	1
TERRACES	4
BUILT	18 <sup>th</sup> century
RESTORED	1994

## 750,000 euro

Villa Poggiolo is an historic stone villa that dates back to the 1700s. It sits, bathed in sun, on a knoll overlooking a spectacular scenic valley of greenery. A flagstone courtyard, once the hub of activity for people who lived there, is the center of activity and additional terraces of flagstone are on the sides, to be used privately for several apartments. A pool in a lower area provides both privacy and unobstructed views.

Two buildings are situated around the courtyard across from each other. The large main villa consists of two levels with four apartments, and the second building is a townhouse of three levels. The driveway leads into a parking area for several cars.

Villa Poggiolo is located in Caiano, a zone of Londa, near natural spring water with pure air, beautiful sunshine, and spectacular views. The occupants of Londa, a suburb of Florence, only 18 miles away, have easy access to a commuter line in and out of Florence many times a day.



# VILLA PATERNO

## QUICK STATS

SIZE	4,300 sq ft
APARTMENTS	4
BEDROOMS	8
BATHROOMS	4
POOL	1
TERRACE	1
BUILT	18 <sup>th</sup> century
RESTORED	1990

### 600,000 euro

The ancient stone Villa Paterno, nestled against a solid rock hillside, overlooks a stunning vista of olive trees and green rolling hills. There are four individual apartments with private entrances. Each has two bedrooms, tiled bathrooms, living and dining areas, and private terraces. Two apartments have fireplaces and every window allows for fresh breezes and spectacular scenery. The entire villa is approximately 4,300 square feet (400 mq) and has adjoining land of 3.7 acres (1.5 hectares).

A pool and terrace look out over a valley where there are unrestricted views of Tuscan sunsets and the day to day entertainment of swallows sweeping across the valley.

Villa Paterno is in a zone of the lakeside village of Londa, a village dating to the time of the early Etruscans whose artifacts are exhibited in the museums of Florence. A commuter train is five minutes' drive away, taking you to the heart of Florence in about 35 minutes.



# VILLA IMOVILLA

## BLUEPRINT



FRONT



BACK

### 350,000 euro

Imovilla is a 5,700 square foot historic stone villa with spectacular views of a green valley. The villa was partially restored in 2005. Plans are available for the development of this beautiful villa (see left).

Villa Imovilla and its 4 acres of land are located in Caiano, a zone of Londa, near natural spring water with beautiful sunshine as it passes across the front of the property. The nearby Casentino National Forest provides unsurpassed purity of air.

In addition, more land for agricultural use could be available for sale.