

ANDREJ AVI
REAL ESTATE



MONTAIONE · FIRENZE

Designer Villa with Infinity Pool

€ 1,870,000

REF CDG-01 · CONFIDENTIAL

Property Details

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3 BEDROOMS	2 BATHROOMS	236 m ² LIVING AREA
10.500 m ² PLOT	2023 YEAR BUILT	Villa PROPERTY TYPE
A3 ENERGY CLASS		

Description

Completed in 2023 on a hilltop in the municipality of Montaione, Province of Florence. The villa faces south across both floors and opens through floor-to-ceiling glazing onto the Val d'Era and the silhouette of Volterra.

The ground floor is laid out as a single continuous space. Steel kitchen by Notello Bros from Lombardy, open living area with a Focus Gyrofocus suspended fireplace, dining area under exposed oak ceiling beams. The 26 square metre loggia connects directly through glass walls and carries the same travertine floor as the interior.

A freestanding steel spiral staircase leads to the upper level, currently arranged as a generous master suite: bedroom with its own fireplace, freestanding bath beside the glazed wall, walk-in dressing room. The owner has already approved and planned the conversion to three bedrooms and two bathrooms. The original construction team and architect carry out the work, included in the purchase price, completed before handover. Renderings and details available on request. A fully glazed Finnish sauna sits on the east-facing 50 square metre terrace.

The heated infinity pool measures 12 by 5 metres and sits one level below the living floor. From inside, the pool edge drops away against the landscape horizon. The plot covers 10,500 square metres with a cypress-lined drive, automated gate and irrigation system.

Energy class A3 (45.67 kWh per square metre per year) with underfloor heating and cooling on both levels. The building is classified as a Nearly Zero Energy Building. Photovoltaics are pre-installed and

would raise the rating to A4 (13.24 kWh) once connected. In a region where most existing properties are rated F or G, that is uncommon. Handover furnished, including ten-year structural warranty (running since completion in 2023).

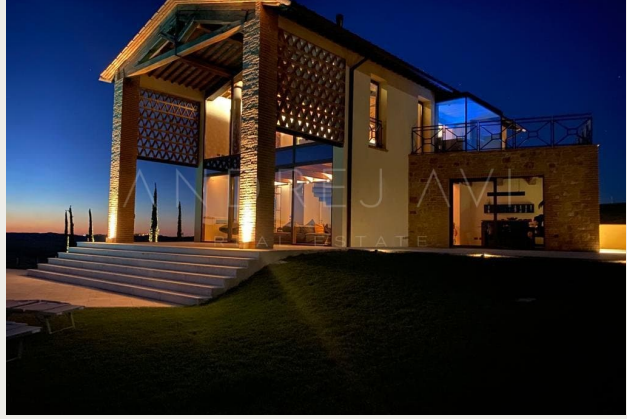
Castelfalfi 10 minutes, Volterra 30 minutes, San Gimignano 40 minutes, Pisa Airport 1 hour, Florence 1 hour 15 minutes.

Features

Infinity Pool	Underfloor Cooling
Heated Pool	Designer Kitchen
Sauna	Automatic Gate
Fireplace	Fenced Grounds
Panoramic Views	Terrace
Underfloor Heating	Parking







Contact



Andrej Avi

REAL ESTATE AGENT

+39 378 092 1911

info@andrejavi-realestate.com

andrejavi-realestate.com

REA BZ-248903 · Andrej Avi Real Estate · Toscana · Gardasee · Südtirol