



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 1,650,000

#### Location

Pays: Italie  
État/Région/Province: Toscane  
Ville: Florence  
Indicatif régional: 50121  
Soumis: 23/04/2026

#### Description:

First-floor apartment with frescoes and period finishes, finely restored, air conditioning, for sale in Florence. Piazza d'Azeglio is the vibrant heart of the 19th-century San Niccolò district, one of Florence's most exclusive and sought-after residential settings, defined by elegant architecture and an exceptional quality of life, just steps from the city's main museums, restaurants, and amenities. The apartment is located on the first floor of a historic period villa, accessed through a grand communal entrance that has been immaculately preserved in all its original architectural elements. The building, dating back to 1800, is in excellent overall condition: the façade retains the austere yet refined character typical of historic Florentine architecture, with harmonious proportions and decorative details that speak to the craftsmanship of the era. The property has undergone a thorough and meticulous conservation restoration that has preserved and enhanced every original element: the soaring ceilings adorned with magnificent frescoes, the original 19th-century doors, and the herringbone parquet floors. The interiors unfold across a single level and include a bright entrance hall, a grand triple reception room with fireplace and balcony access, a spacious dining room with fireplace, a large eat-in kitchen with marble island, a frescoed gallery hallway, a utility room, three double bedrooms — including a principal suite with fully frescoed ceilings and a walk-in wardrobe — three windowed bathrooms, and two storage rooms. An attic completes the property. A full air-conditioning system ensures year-round comfort.

Property Ref: FIR3644

Location: City: Florence, Province: Florence, Region: Tuscany

Type: 240 sq m/2583 sq ft first-floor frescoed apartment with a balcony



Year of construction: 1800  
Condition: excellent

#### Utilities:

Fixed telephone network: available  
Internet: available broadband  
Heating: methane  
Water: mains city supply  
Electricity: available  
Air-conditioned

Distance to amenities: prime central location on Piazza d'Azeglio – shops, schools, restaurants and public transport within a few hundred metres

Distance to major airports: Florence Peretola Airport (FLR) approx. 6 km; Pisa Galilei Airport (PSA) approx. 80 km

#### Layout:

First Floor: entrance hall, triple reception room, dining room, eat-in kitchen, gallery hallway, utility room, 3 double bedrooms, 3 windowed bathrooms, 2 storage rooms, attic

Année: 1800

#### Commun

Pied carré fini: 240 m<sup>2</sup>  
Floor Number: 1

#### Building details

Nombre de pieds carrés: 1

#### Lease terms

Date Available:

#### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1871/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1871/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

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