



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 1,936,255.35

### Posizione

Nazione: Italia  
Stato / Regione / Provincia: Tuscany  
Città: Florence  
Cap: 50121  
Pubblicato: 23/04/2026

### Descrizione:

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

Costruito: 1800

#### Comune

Finito piedi quadrati: 240 mq  
Floor Number: 1

#### Building details

Numero di piani: 1

#### Lease terms

Date Available:

#### Informazioni aggiuntive

URL del sito: [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

IMLIX ID: 45313



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