



# LA TABACCAIA

VIA MURA 39/A  
Località Le Mura - Montaione - Florence - Italy



## La Tabaccaia s.r.l.

La Tabaccaia s.r.l. has taken over an historical building of tobacco manufacture (La Tabaccaia) sited in the small village of Montaione, Loc. Le Mura (Florence).

The historical building has been completely restructured and transformed in a real estate area of civil and independent residences.

These areas are sold with car space on a private area and possibility to buy a cellar.

## Montaione

Montaione is a small village dating from medieval times.

It is located in the middle of the Tuscan countryside, close to the main roads (Motorway A1 15 km).

It is convenient for visiting the most important artistic resorts: Florence, Pisa, Siena, Volterra and San Gimignano. Montaione is situated in a typical Tuscan countryside of wooded hills, Chianti Vineyards, old cypresses and olive trees.

There you can taste local food, wine and olive oil. It is ideal for walking, riding, cycling and trekking with well sign-posted paths. There is an 18 hole Golf course at Castelfalfi.

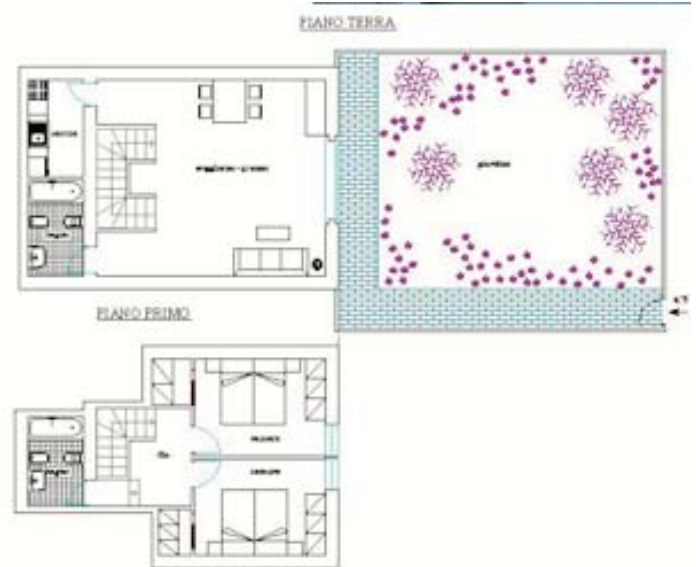




## APARTMENT N°5 - DUPLEX

### Residence Characteristics

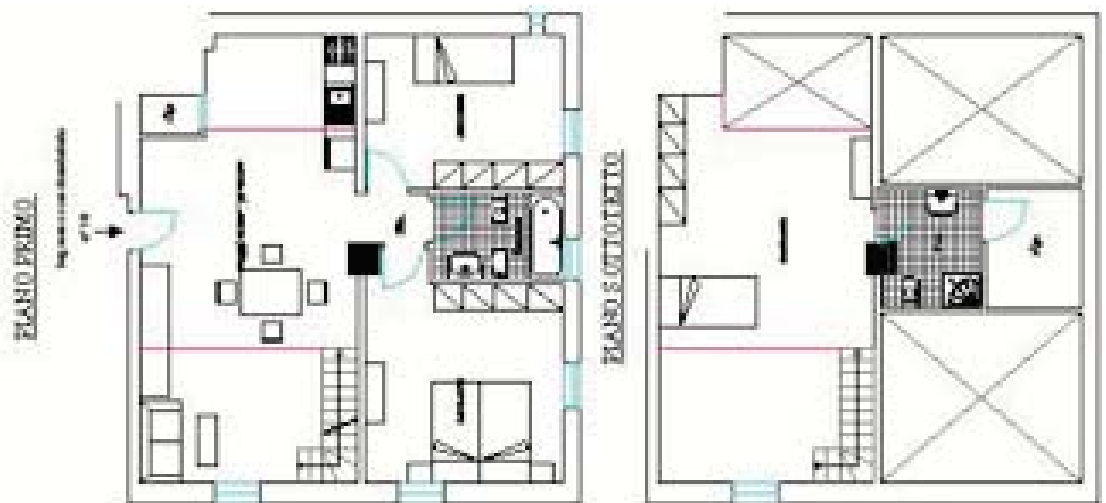
- Surface - mq 110,28
- Doppi servizi
- Private garden surface - mq 83,41
- Private parking
- Private heating
- € 297.000,00 \*



## APARTMENT N°10 - SIMPLEX + ATTIC

### Residence Characteristics

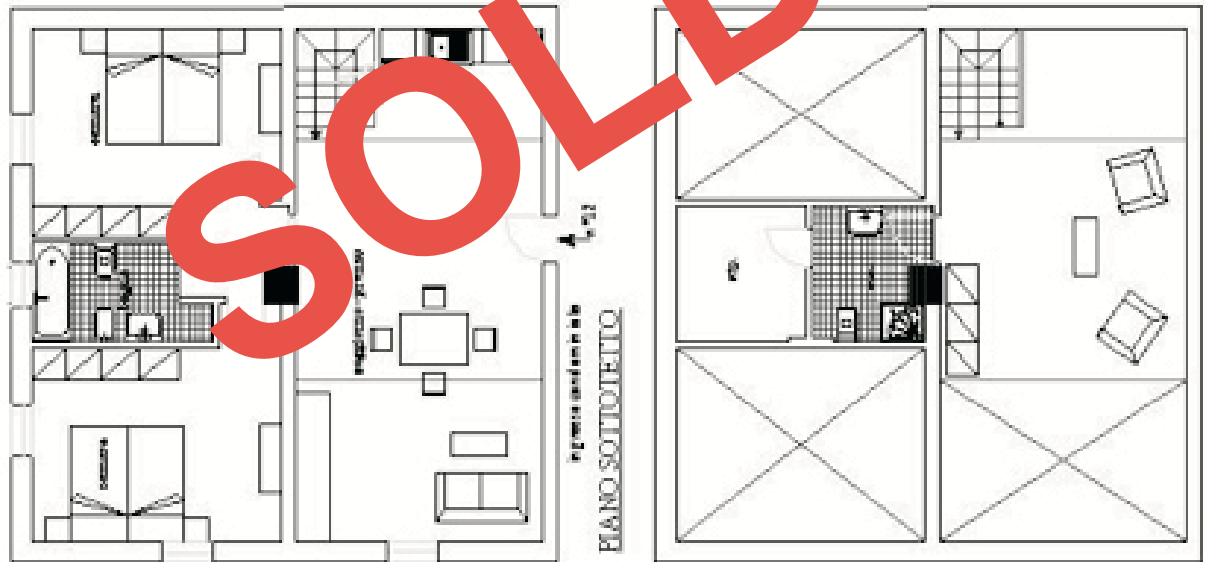
- Surface - mq 112,50
- Doppi servizi
- Private parking
- Private heating
- € 187.000,00 \*



## APARTMENT N°12 - SIMPLEX + ATTIC

### Residence Characteristics

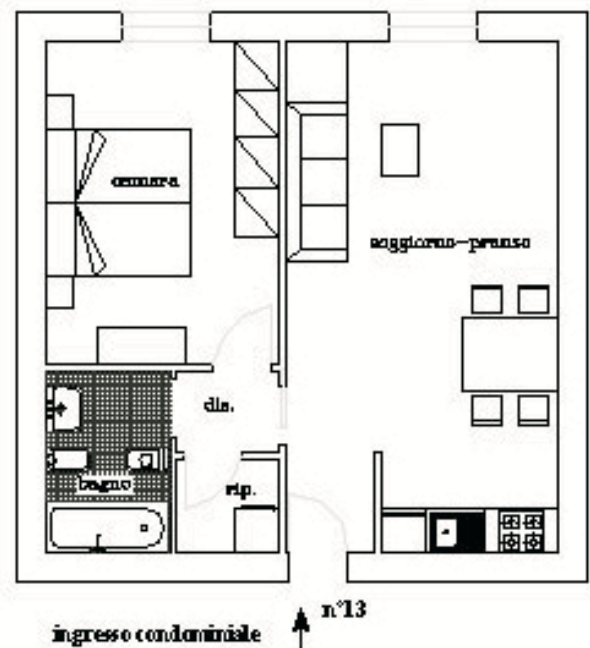
- Surface - mq 118,70
- Two bathrooms
- Private parking
- Private heating
- € 287.000,00 \*



## APARTMENT N°13 - SIMPLEX

### Residence Characteristics

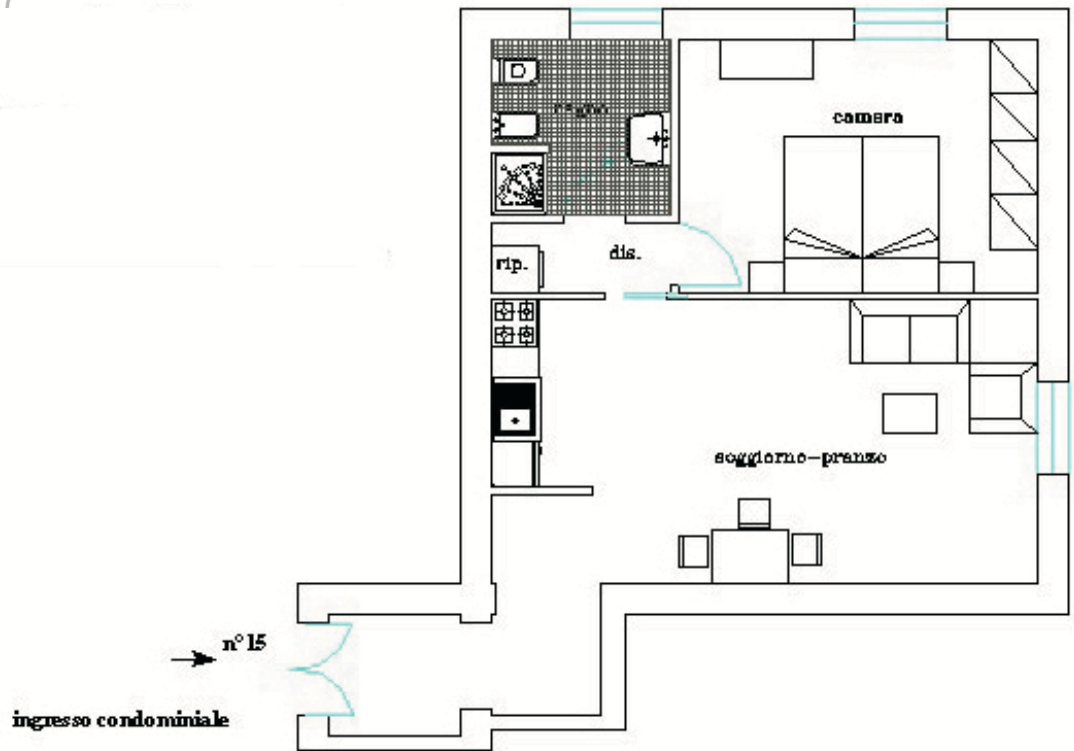
- Surface - mq 57,72
- Private parking
- Private heating
- € 141.000,00 \*



## APARTMENT N°15 - SIMPLEX

### Residence Characteristics

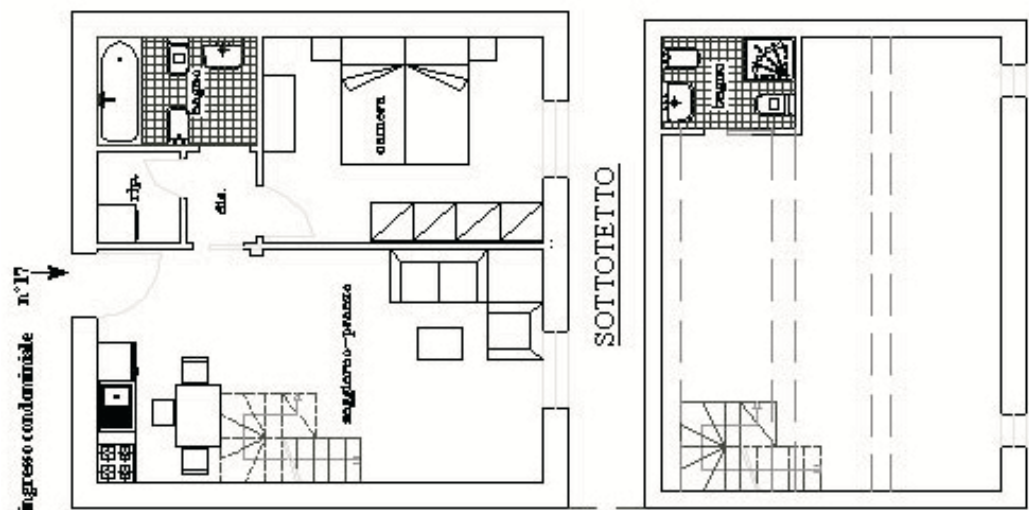
- Surface - mq 64,77
- Private parking
- Private heating
- € 160.000,00 \*



## APARTMENT N°17 - SIMPLEX + ATTIC

### Residence Characteristics

- Surface - mq 57,72
- Private parking
- Private heating
- € 270.000,00 \*



## APARTMENT N°19 - SIMPLEX

### Residence Characteristics

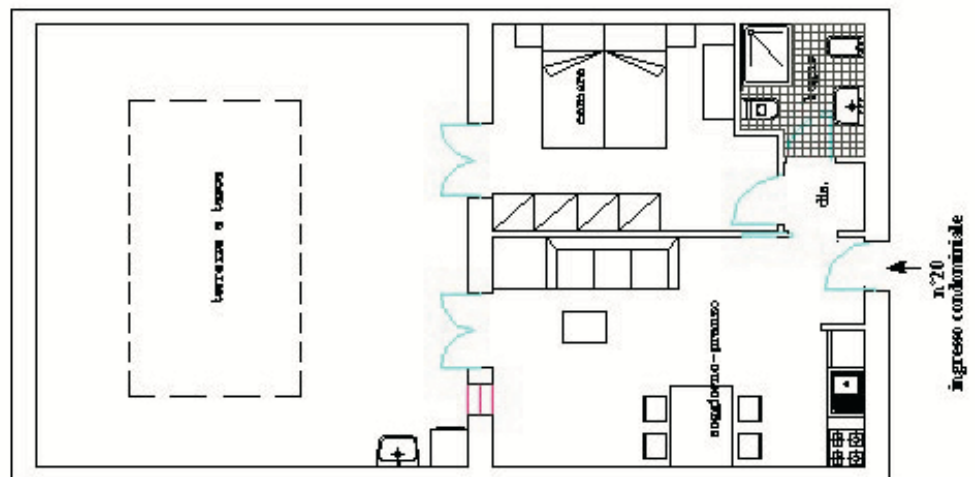
- Surface - mq 50,83
- Terrace surface - mq 25,30
- Private parking
- Private heating
- € 200.000,00 \*



## APARTMENT N°20 - SIMPLEX

### Residence Characteristics

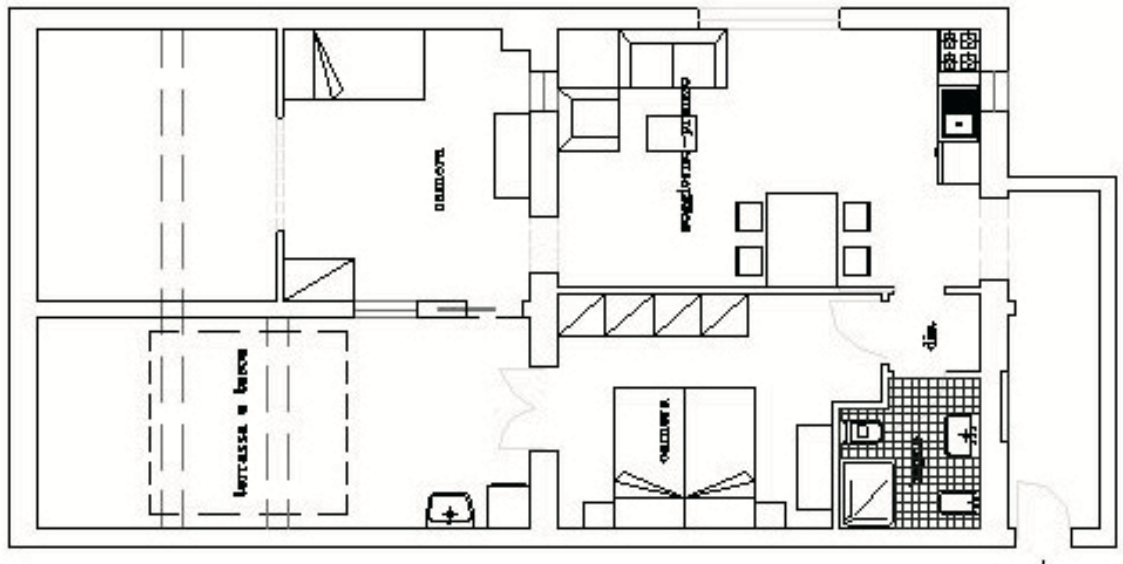
- Surface - mq 50,32
- Terrace surface - mq 26,12
- Private parking
- Private heating
- € 200.000,00 \*



## APARTMENT N°21 - SIMPLEX

### Residence Characteristics

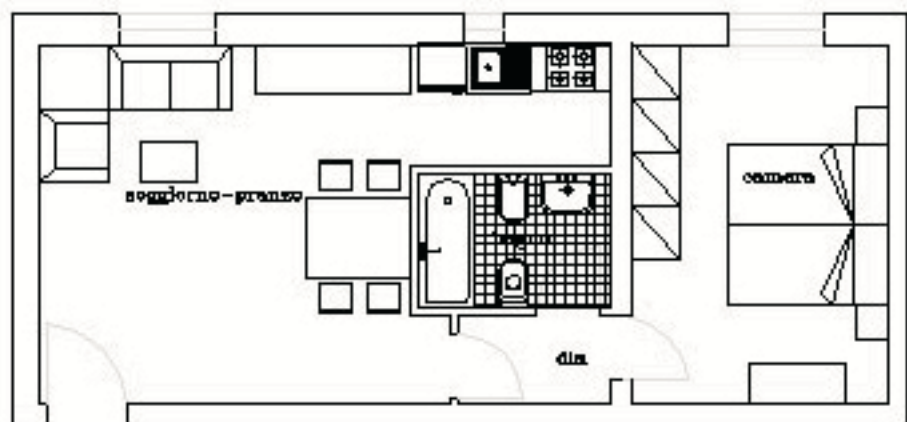
- Surface - mq 74,30
- Terrace surface - mq 15,40
- Private parking
- Private heating
- € 230.000,00 \*



## APARTMENT N°22 - SIMPLEX

### Residence Characteristics

- Surface - mq 55,85
- Private parking
- Private heating
- € 148.000,00 \*



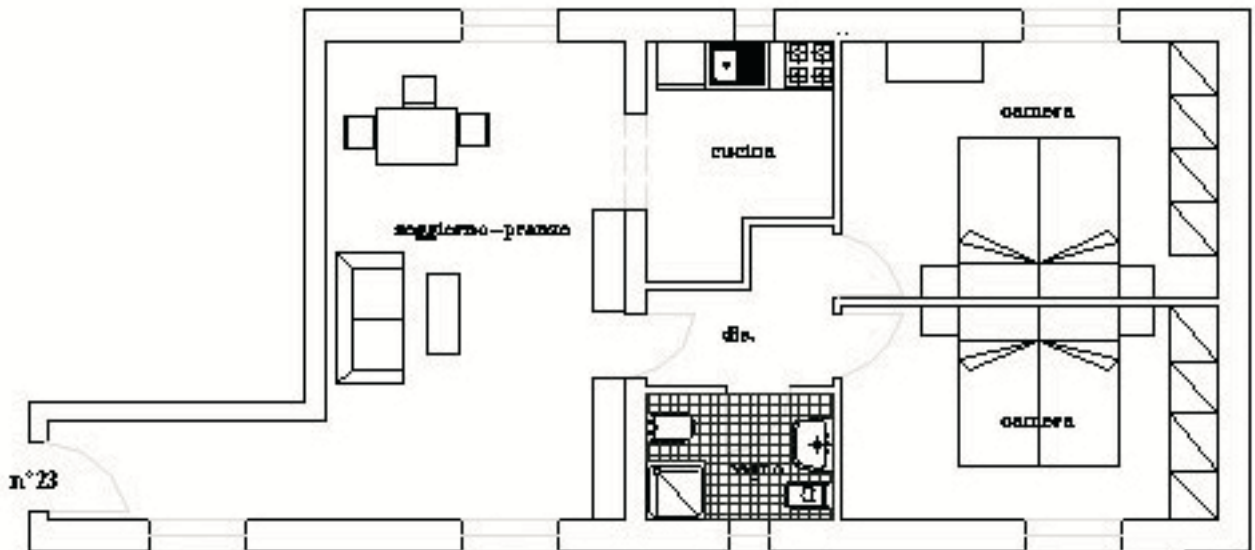
n°22

↑ ingresso condominiale

## APARTMENT N°23 - SIMPLEX

### Residence Characteristics

- Surface - mq 85,80
- Private parking
- Private heating
- € 215.000,00 \*



\* The prices above don't include the agency fee (2% VAT excl.).



**From Milano by car:**

Motorway A1 - exit at FIRENZE SIGNA, take the motorway FI-PI-LI (Firenze - Pisa - Livorno) direction Pisa - Livorno:

**-The fastest way:**

continue for 13 km, exit at "Ginestra Fiorentina". After 800 mt. turn to the right in Via Virginio following the signs to Montespertoli, and then to Castelfiorentino.

When you reach Castelfiorentino follow the sign to Montaione (9 km) pass through the village and after 2 km you will reach Località Le Mura. On your left, on the main road, you will see La Tabaccaia.

**-Alternative route:**

continue for 26 km, exit at "Empoli Ovest" and take road N429 direction Castelfiorentino-Siena. Continue for 11 km, you will reach Castelfiorentino, follow the signs to Montaione (9 km) pass through the village and continue for further 2 km, you will reach Località Le Mura. On your left, on the main road, you will see La Tabaccaia.

**PER INFORMAZIONI**

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