



CITTÀ METROPOLITANA  
DI FIRENZE

## TENUTA DI MONDEGGI



### **LA VILLA DI MONTEGGI E I PODERI AGRICOLI**

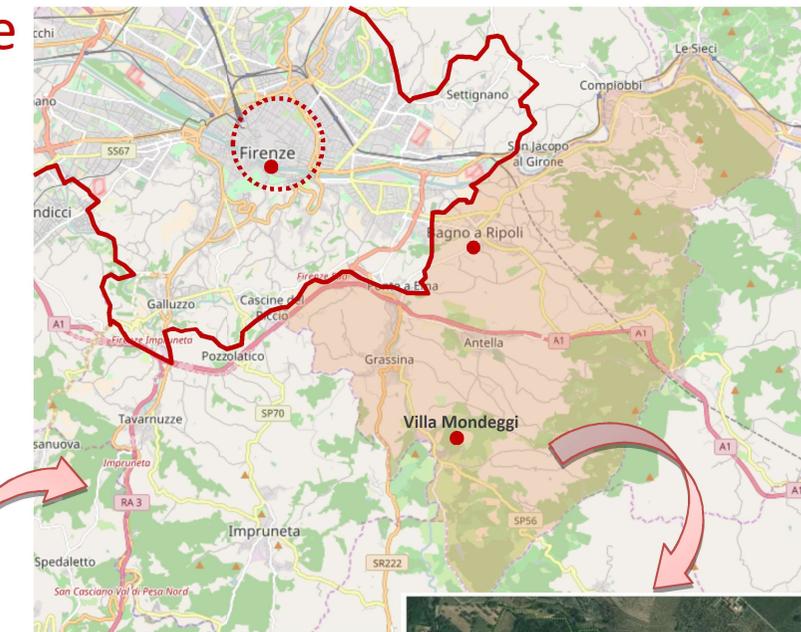
*Località Mondeggi,*

*Bagno a Ripoli (FI)*



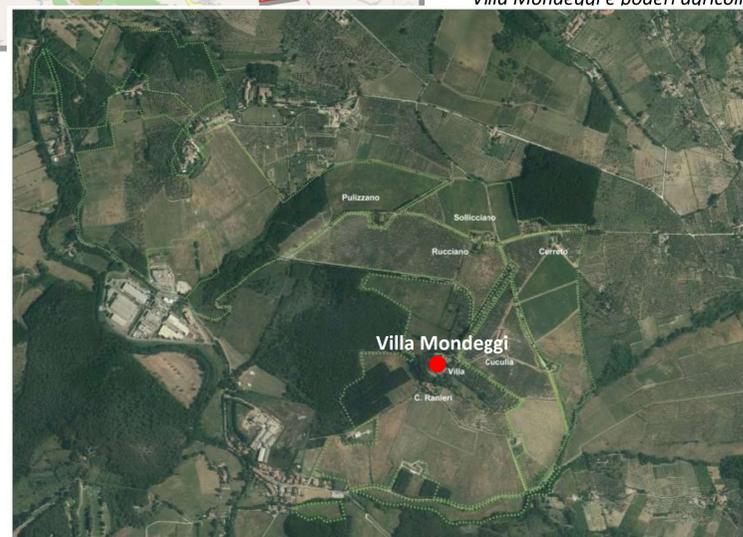
# 1. Inquadramento territoriale

## 1.1 Ambito geografico



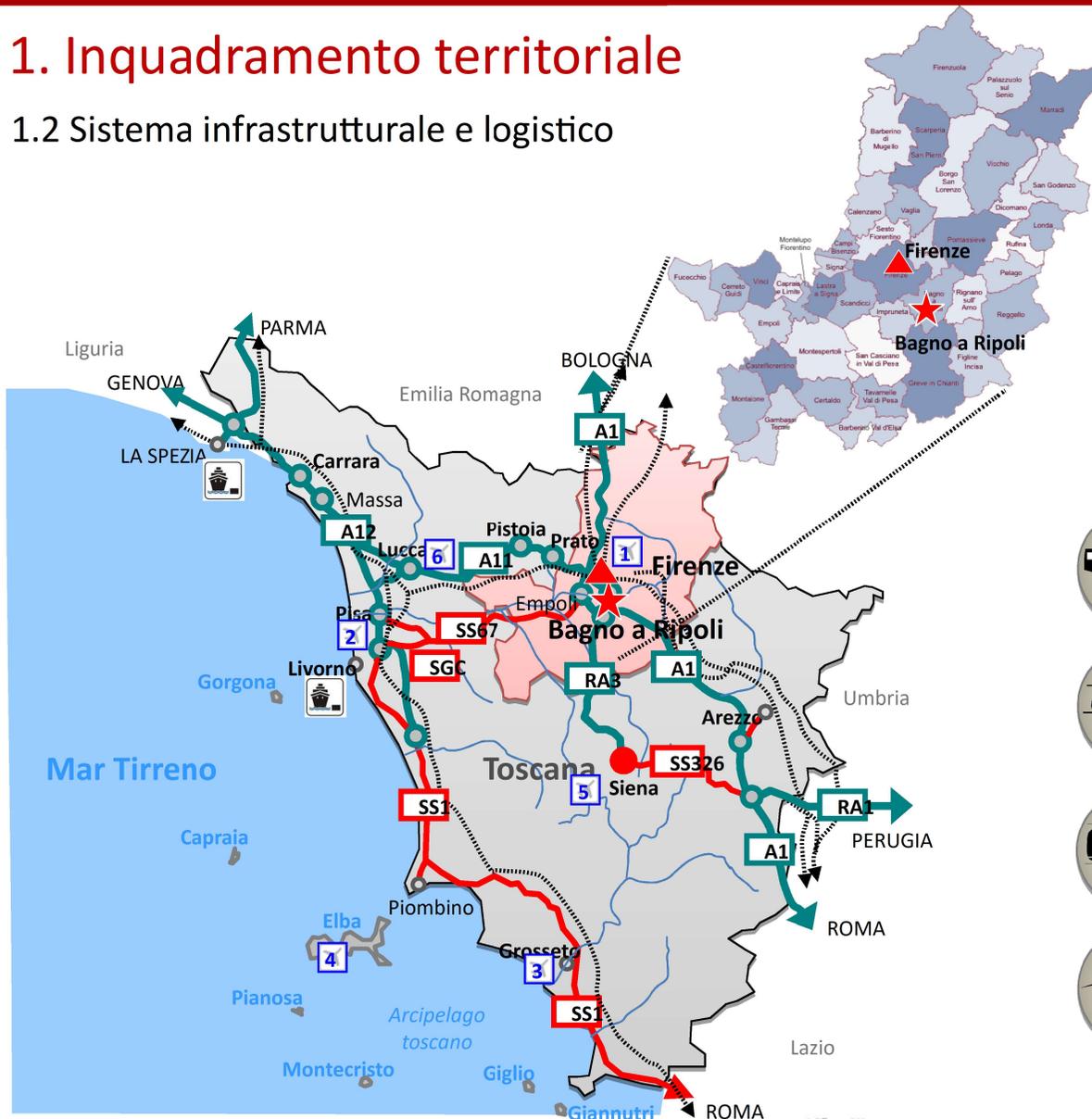
- Comune di Firenze
- Centro storico Comune di Firenze
- Comune di Bagno a Ripoli (FI)

**DISTANZE**  
 Tenuta di Villa Mondeggi dista:  
 15 Km da Firenze  
 78 Km da Siena  
 70 Km da Arezzo



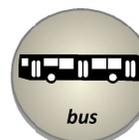
# 1. Inquadramento territoriale

## 1.2 Sistema infrastrutturale e logistico



### LEGENDA

- Bagno a Ripoli
- Firenze (9 Km)
- Confini regionali
- Provincia di Firenze
- Rete autostradale (A) e/o Raccordi autostradali (RA)
- Svincolo autostradale
- Strade principali: Grande Comunicazione (SGC) e/o Strade Statali (SS).
- LINEA FERROVIARIA PRINCIPALE
- AEROPORTI TOSCANI:
  1. Amerigo Vespucci (FI)
  2. Galileo Galilei (PI)
  3. Grosseto
  4. Isola d'Elba (LI)
  5. Siena
  6. Lucca-Tessignano (LU)
- PORTO PRINCIPALE TOSCANO: Porto di Livorno



Da Firenze è possibile raggiungere Bagno a Ripoli con gli autobus delle Autolinee Urbane ATAF, Fs bus italia (ex SITA), Autolinee toscane



**Da Sud e da Nord - Autostrada del Sole A1**  
Uscita a Firenze Sud, continuare Via Giovanni Agnelli in direzione di Firenze, uscire a Bagno a Ripoli - Pontassieve e seguire le indicazioni per la strada provinciale per Bagno a Ripoli.



È consigliabile arrivare alla stazione ferroviaria di Firenze - Santa Maria Novella.  
Ci sono diversi collegamenti in autobus con Bagno a Ripoli



L'aeroporto di Firenze Amerigo Vespucci dista circa 32 km da Bagno a Ripoli. Si consiglia di raggiungere la Stazione Santa Maria Novella con bus navetta o taxi e da qui seguire in autobus.



## 3. Immobili

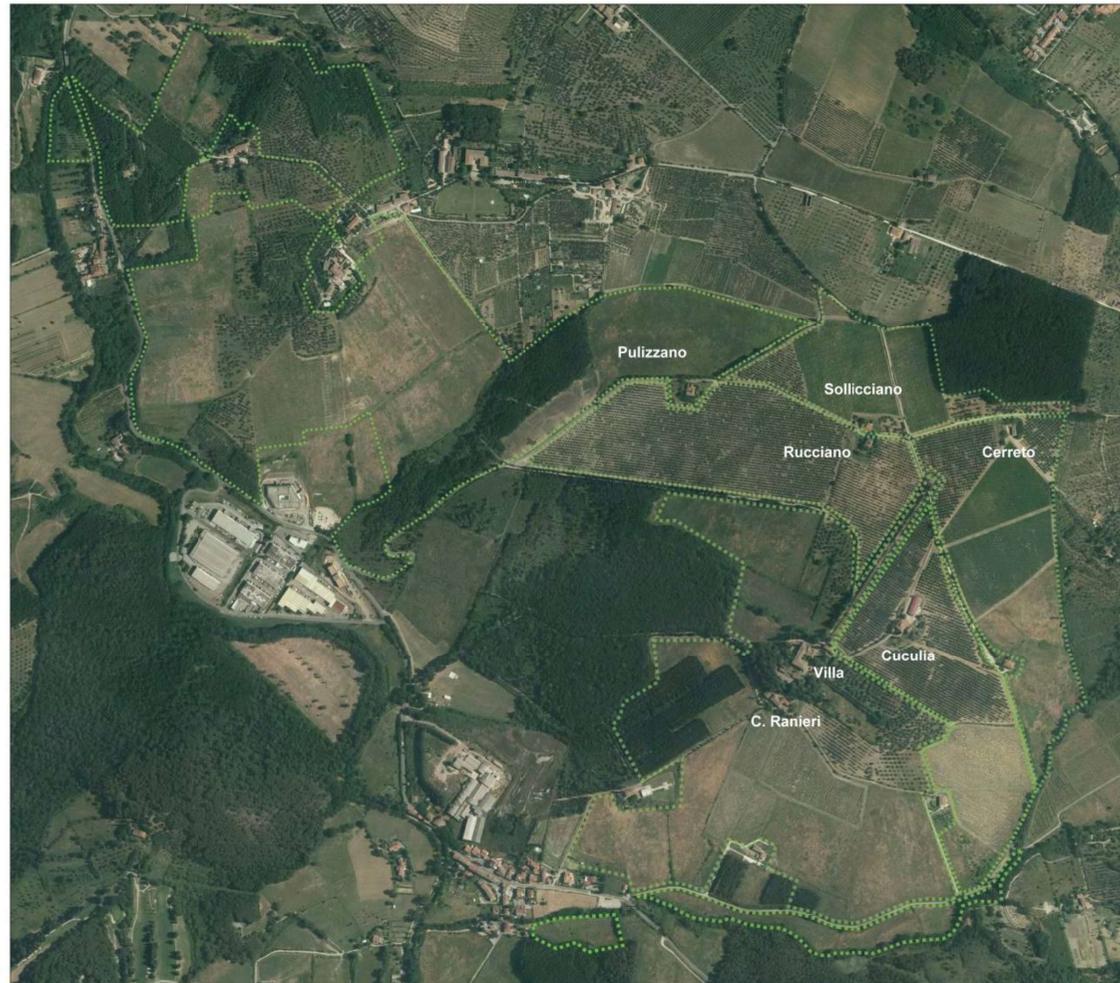
### 3.1 Descrizione generale



La Tenuta di Villa Mondeggi è un vasto possedimento che si estende per quasi 170 ettari sul Comune di Bagno a Ripoli ed in piccola parte sul Comune di Figline e Incisa Valdarno e risulta costituita dai seguenti fabbricati principali:

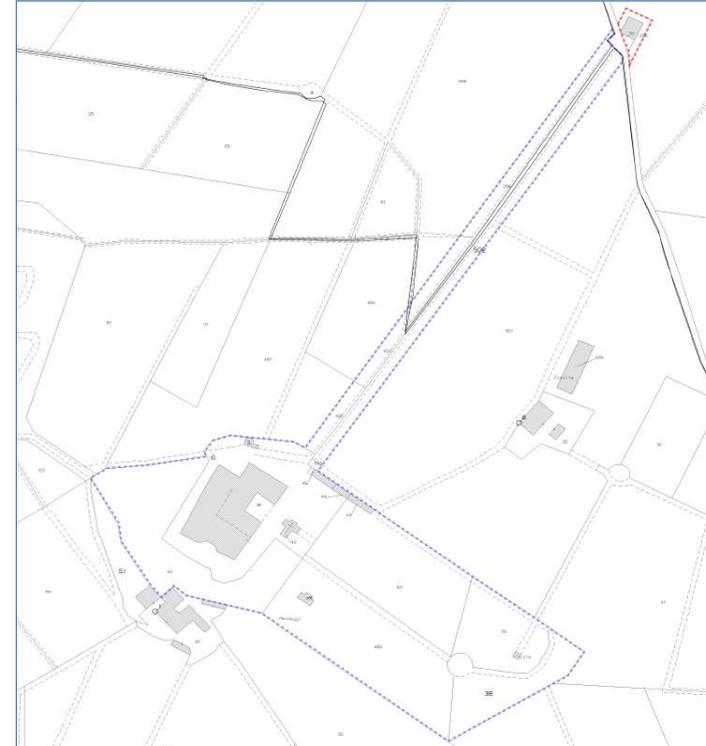
**Complesso di Villa Mondeggi**

- Borghetto Conte Ranieri**
- Casa colonica Pulizzano**
- Casa colonica Sollicciano**
- Casa colonica Rucciano**
- Casa colonica Cerreto**
- Casa colonica Cuculia**
- Capannone di Cuculia**



### 3.2 Complesso di Villa Mondeggi

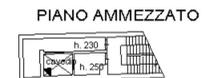
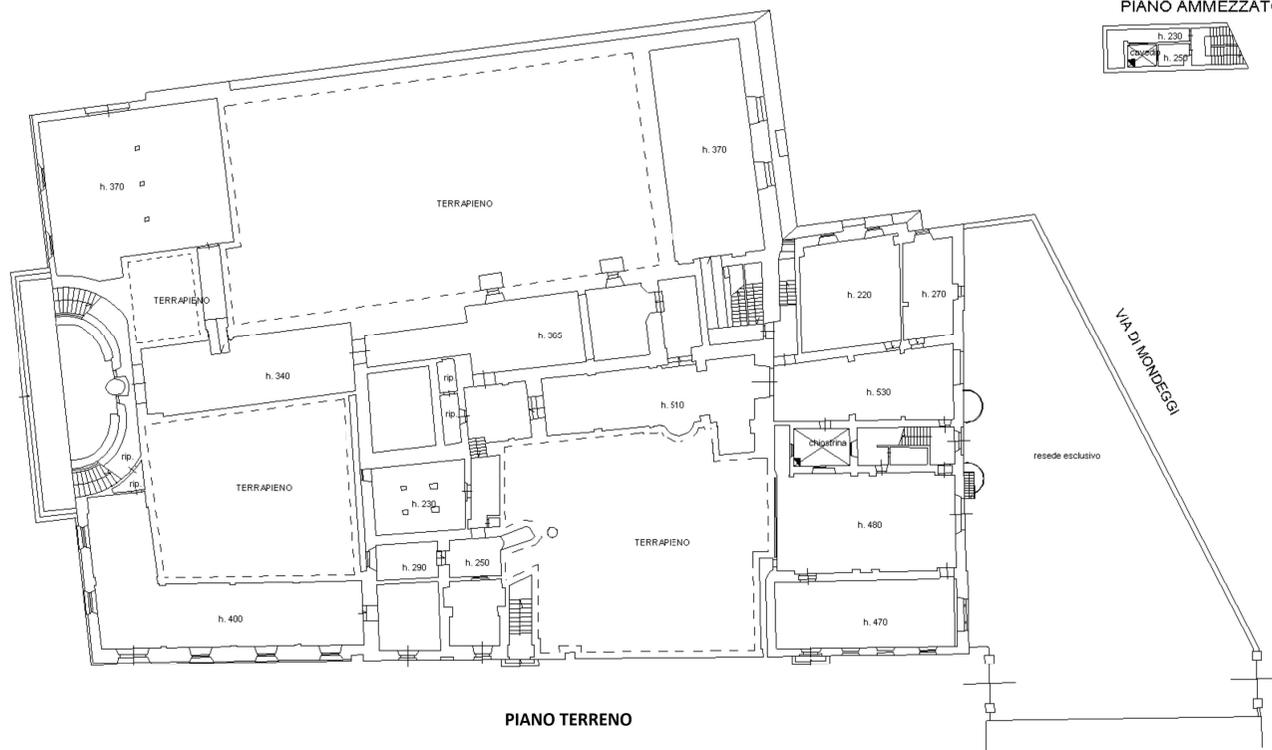
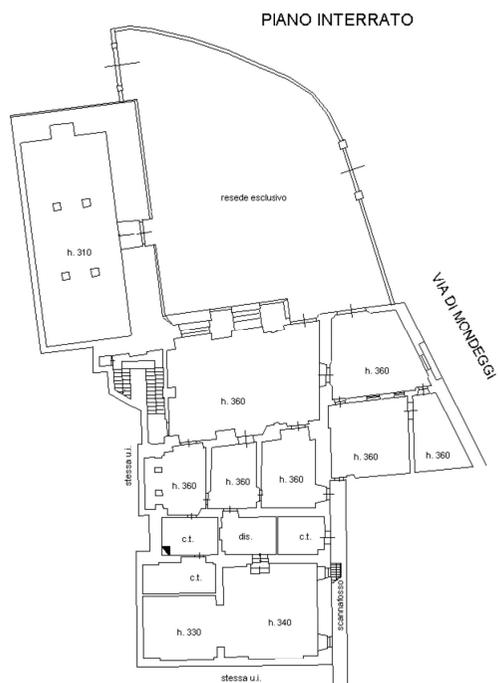
#### *Villa Mondeggi*



VILLA DI MONDEGGI – La villa padronale

PLANIMETRIE CATASTALI

Foglio 60, particella 46, sub. 4



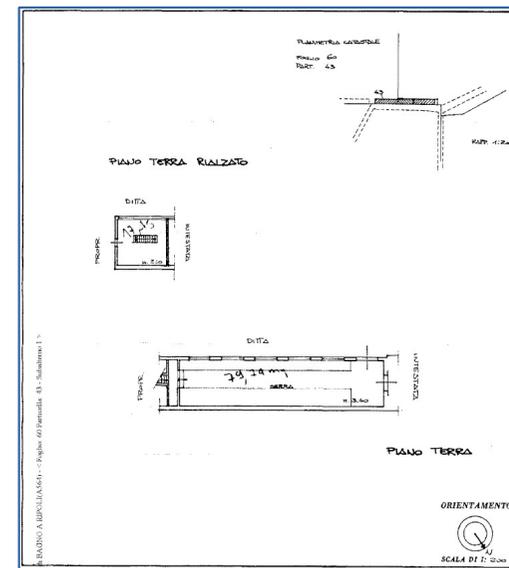
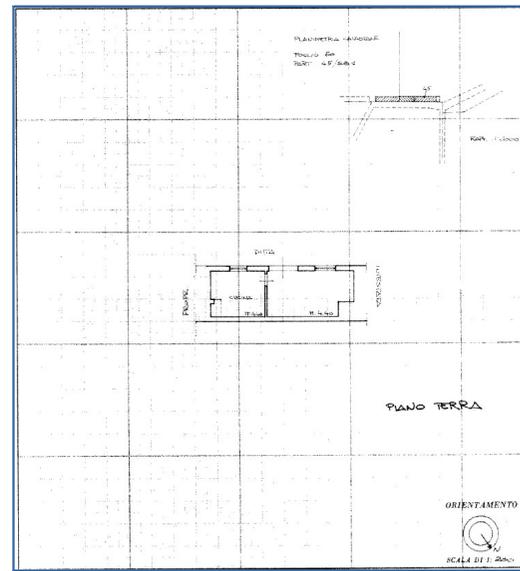
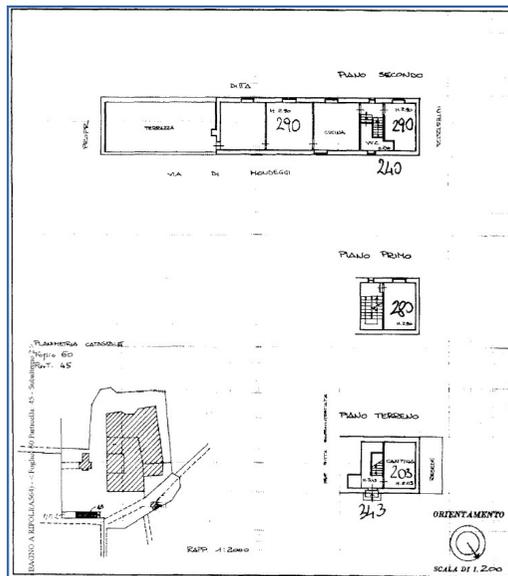
Nota: planimetrie non in scala





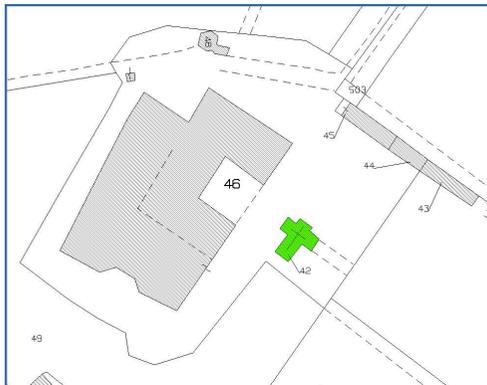
### 3.2 Complesso di Villa Mondeggi

*Casa del giardiniere, magazzino e limonaia*

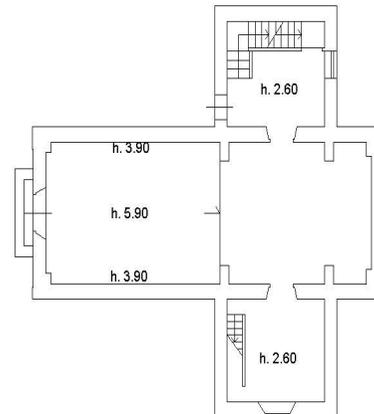


### 3.2 Complesso di Villa Mondeggi

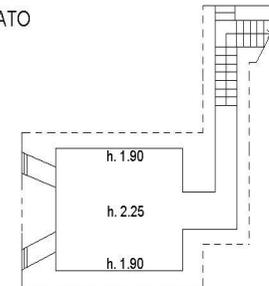
#### *Villa Mondeggi – Cappella*



PIANO TERRA



PIANO INTERRATO

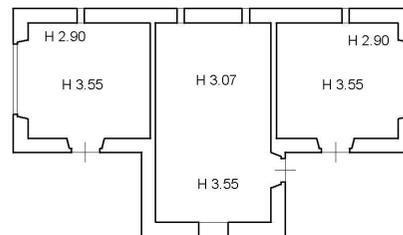


## 3.2 Complesso di Villa Mondeggi

### *Oratorio e pollaio*

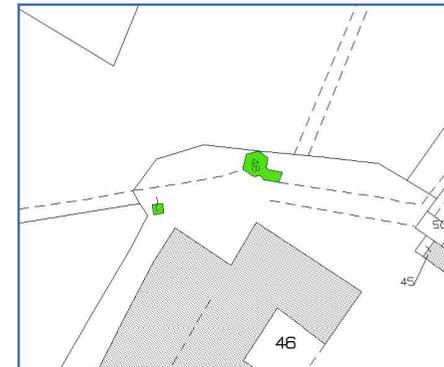
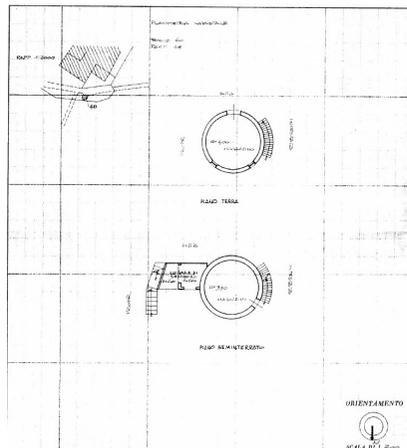


### Piano Terra



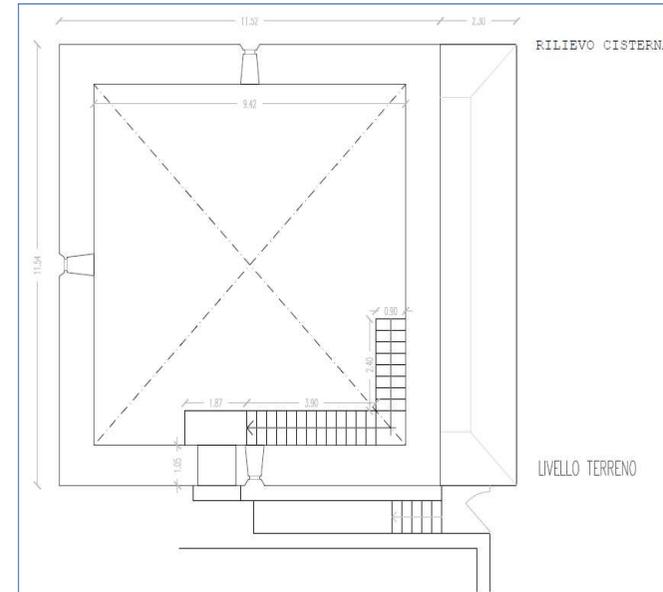
### 3.2 Complesso di Villa Mondeggi

VILLA DI MONDEGGI – Granaio e Tabernacolo



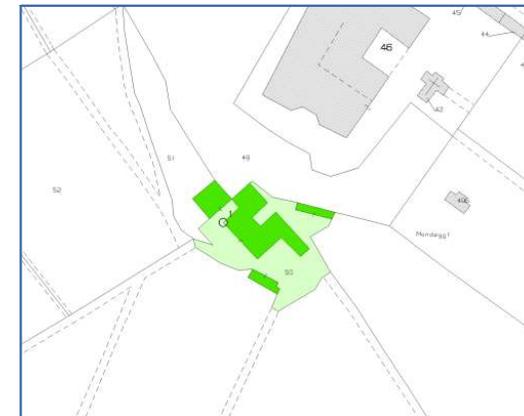
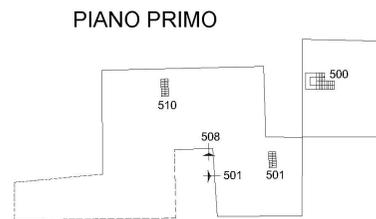
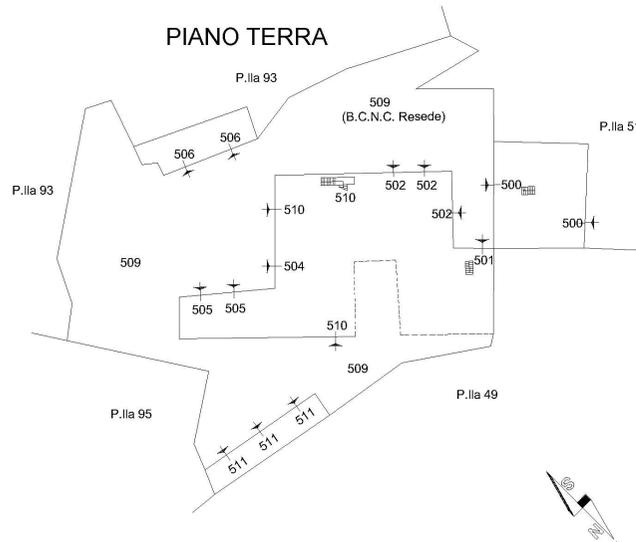
## 3.2 Complesso di Villa Mondeggi

### *Cisterna dell'acqua*



### 3.3 Il Borghetto Conte Ranieri

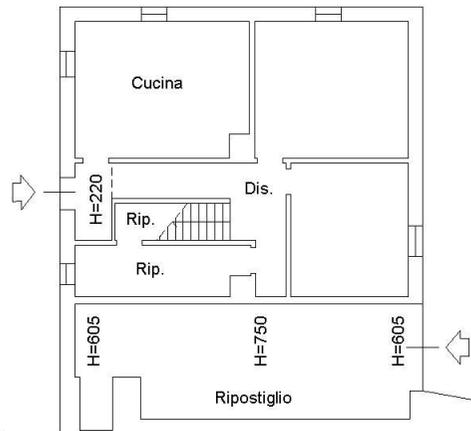
#### *Il borghetto Conte Ranieri*



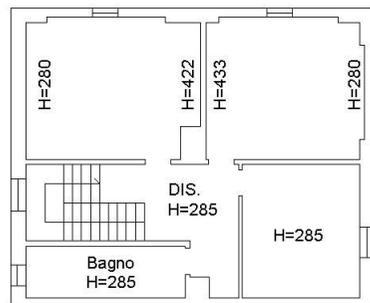
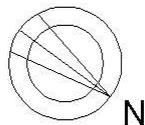
# Il borghetto Conte Ranieri

## PLANIMETRIE CATASTALI

Foglio 60, particella 50, SUB. 500



PIANO TERRENO



PIANO PRIMO

Foglio 60, particella 50, SUB. 501

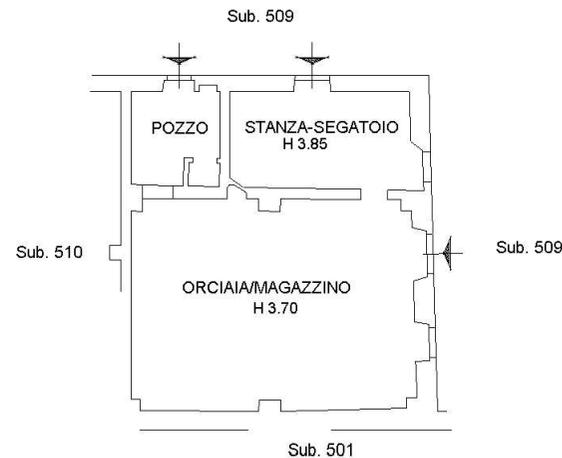


PIANO TERRENO

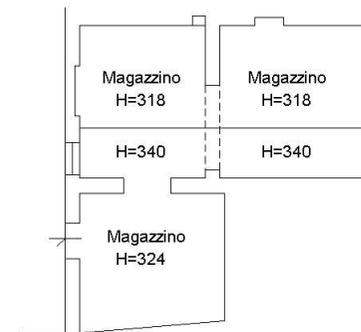


PIANO PRIMO Sub. 509

Foglio 60, particella 50, SUB. 502



Foglio 60, particella 50, SUB. 504



PIANO TERRENO

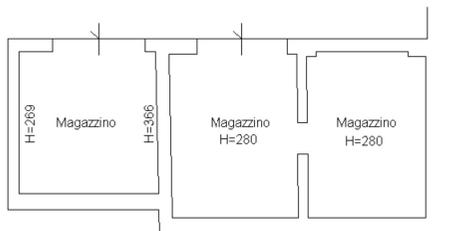
Nota: planimetrie non in scala



# Il borghetto Conte Ranieri

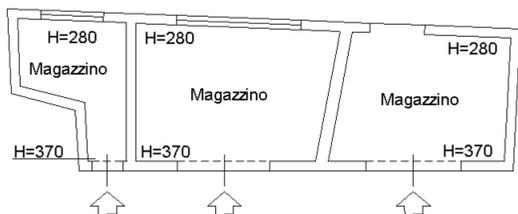
## PLANIMETRIE CATASTALI

Foglio 60, particella 50, SUB. 505



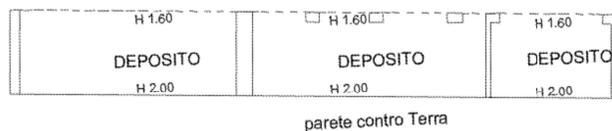
PIANO TERRENO

Foglio 60, particella 50, SUB. 506



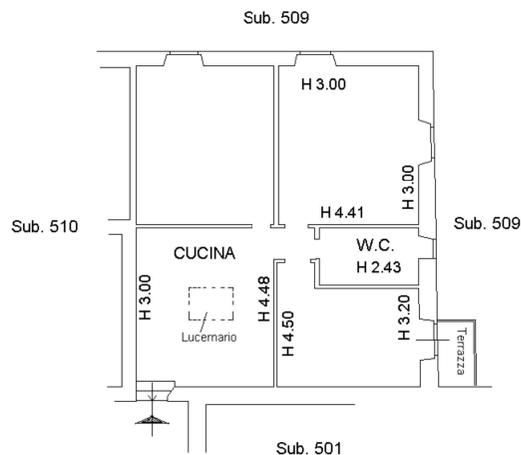
PIANO TERRENO

Foglio 60, particella 50, SUB. 511



Nota: planimetrie non in scala

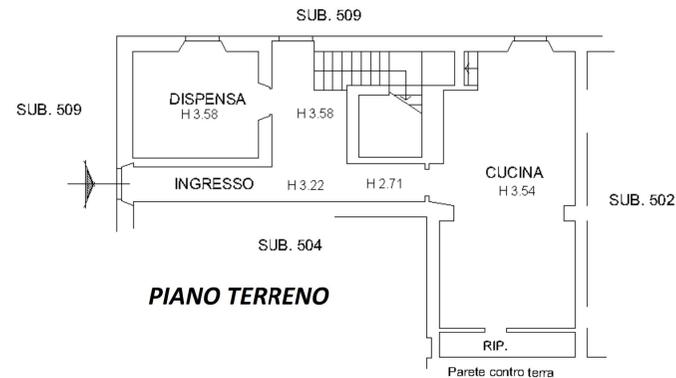
Foglio 60, particella 50, SUB. 508



PIANO TERRENO

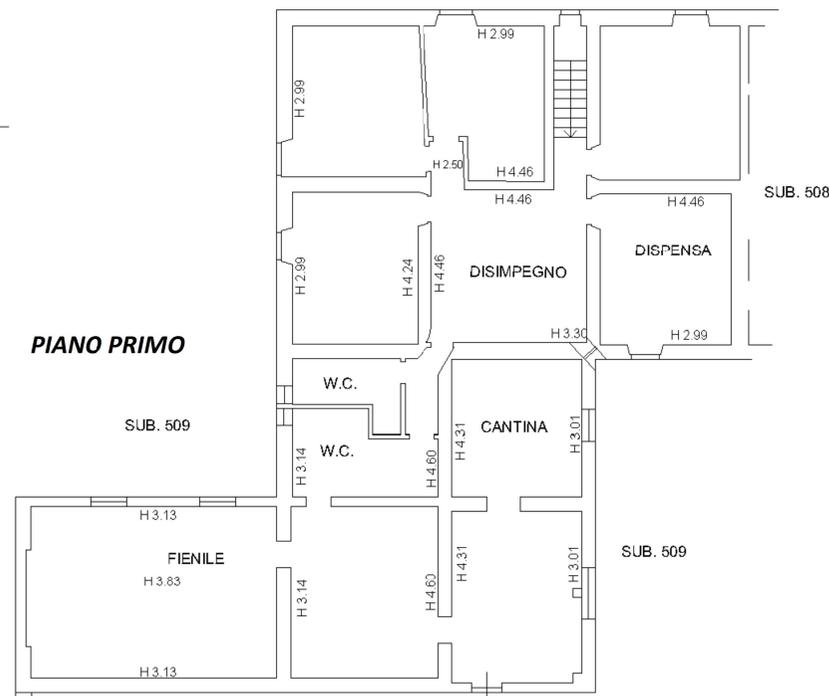


Foglio 60, particella 50, SUB. 510



PIANO TERRENO

PIANO PRIMO



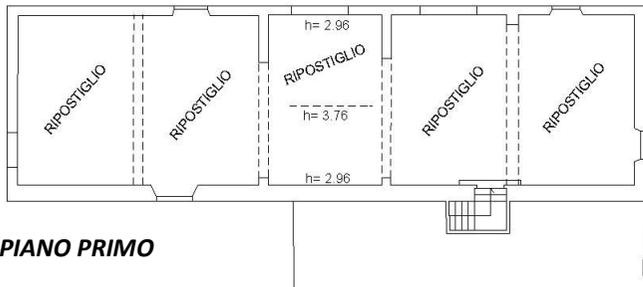
### 3.4 Casa colonica Cerreto



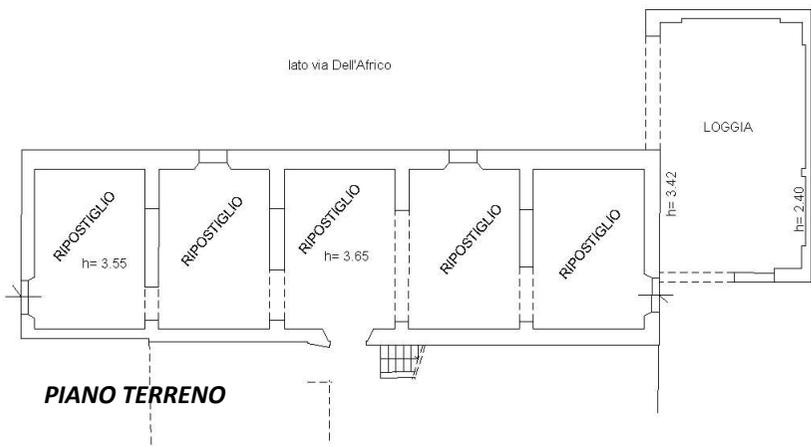
### 3.4 Casa colonica Cerreto

**PLANIMETRIE CATASTALI**

Foglio 61, particella 57, sub. 1



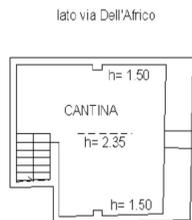
**PIANO PRIMO**



**PIANO TERRENO**

Nota: planimetrie non in scala

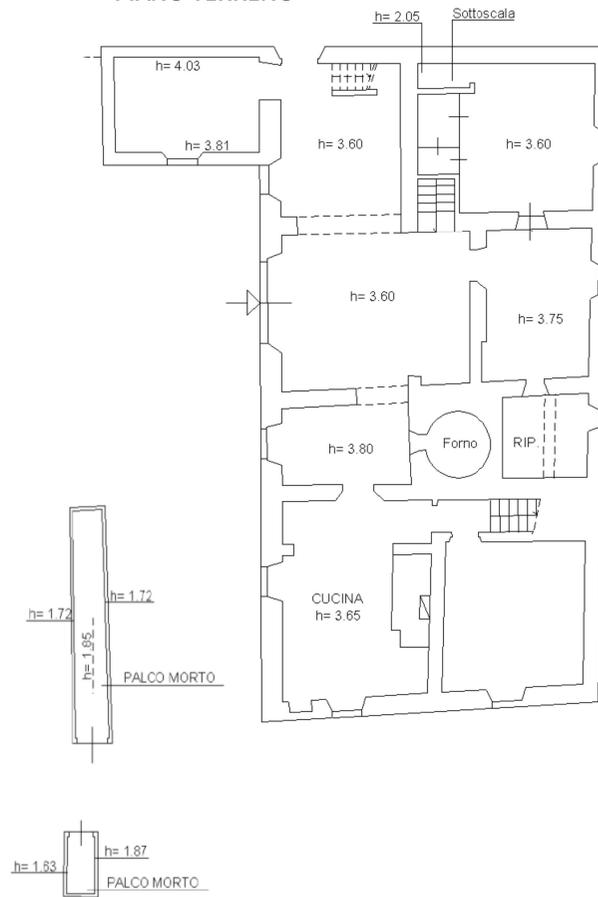
Foglio 61, particella 57, sub. 2



**PIANO INTERRATO**

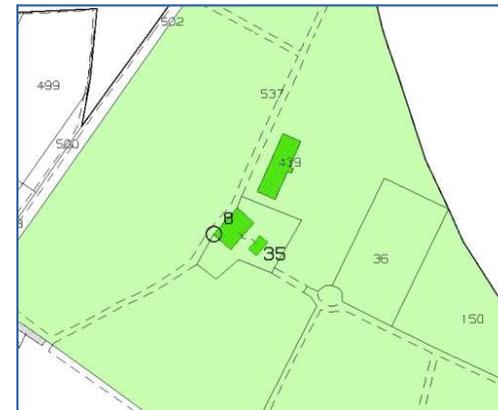


**PIANO TERRENO**



**PIANO PRIMO**

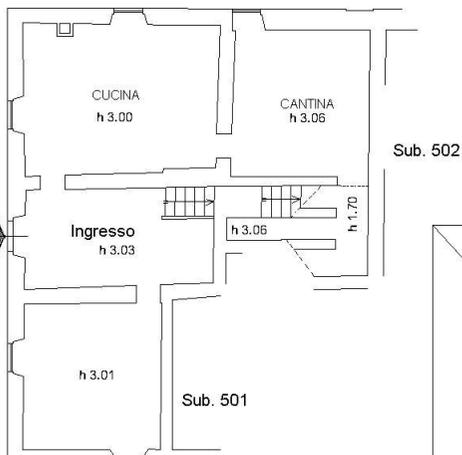
### 3.5 Casa colonica Cuculia e capannone



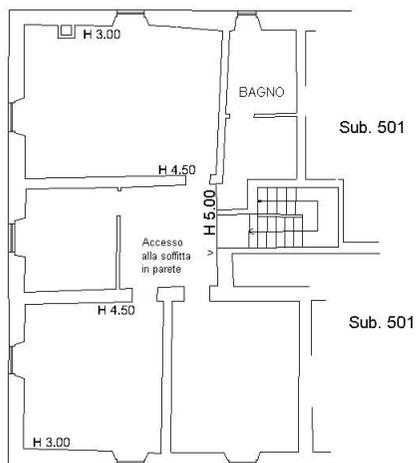
### 3.5 Casa colonica Cuculia e capannone

Foglio 60, particella 35, sub. 500

#### PIANO TERRENO



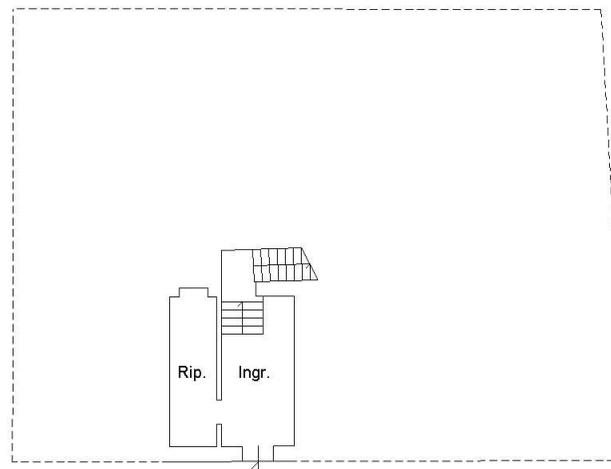
#### PIANO PRIMO



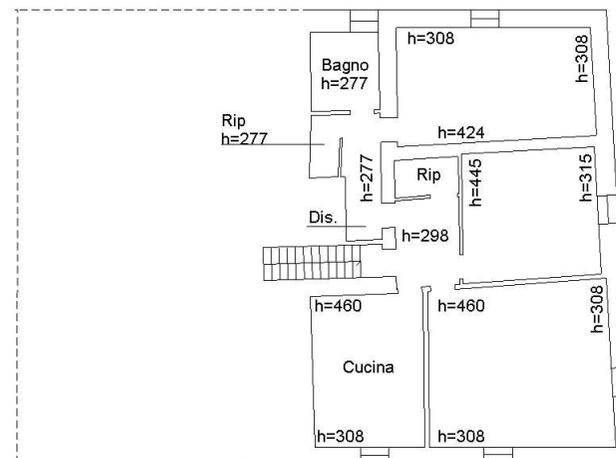
Nota: planimetrie non in scala

Foglio 60, particella 35, sub. 501

#### PIANO TERRENO



#### PIANO PRIMO



### 3.5 Casa colonica Cuculia e capannone

PLANIMETRIE CATASTALI

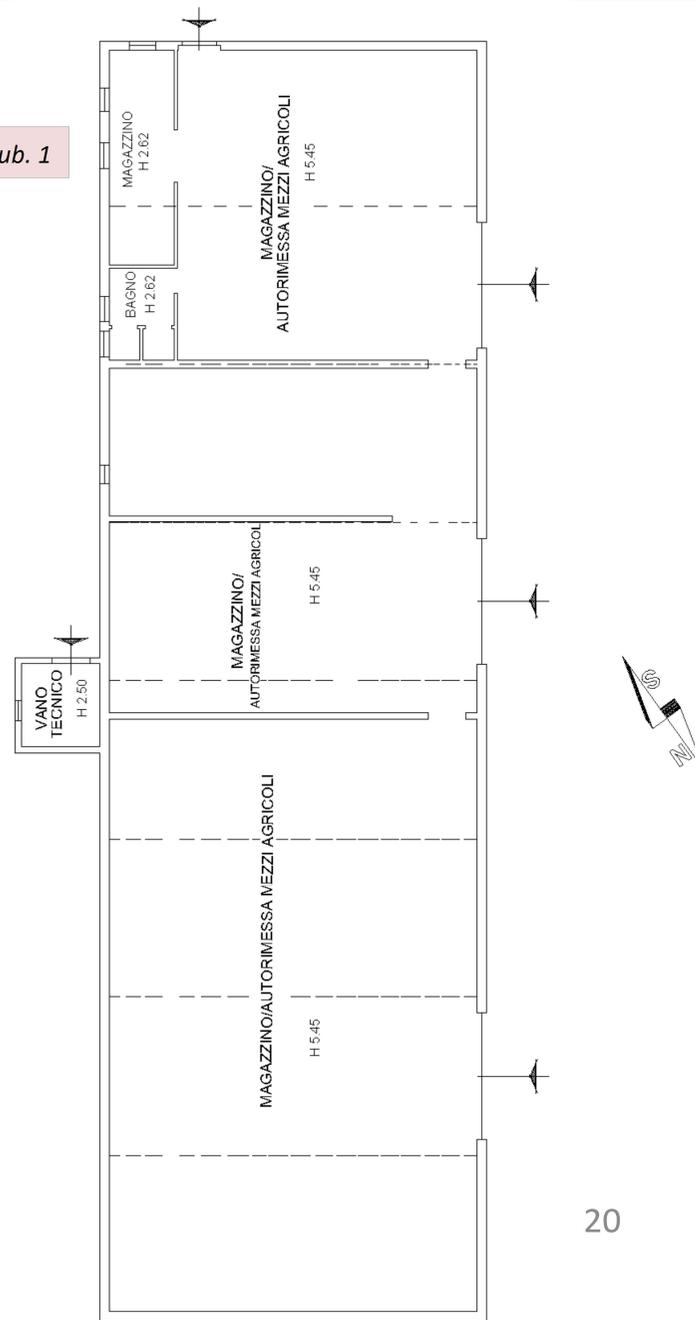
PIANO TERRENO

Foglio 60, particella 35, sub. 502

Foglio 60, particella 439, sub. 1

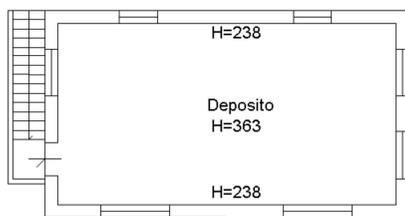
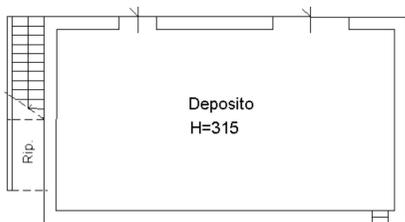


Orientamento



PIANO TERRENO

PIANO PRIMO

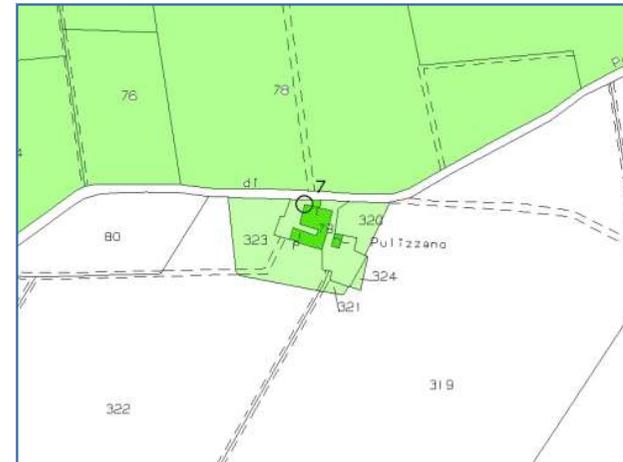


Foglio 60, particella 35, sub. 503

Nota: planimetrie non in scala



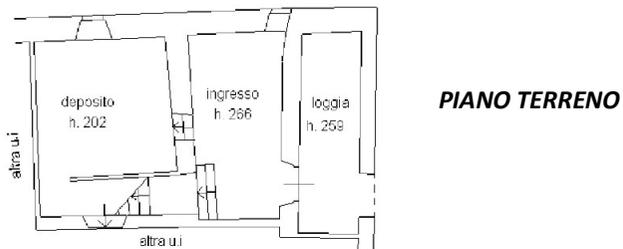
### 3.6 Casa colonica Pulizzano



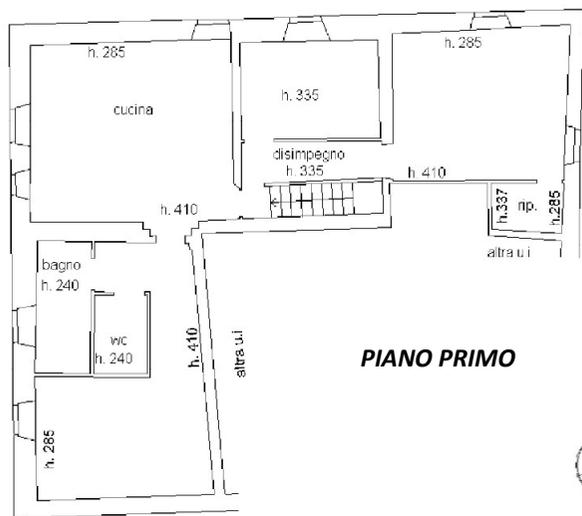
### 3.6 Casa colonica Pulizzano

**PLANIMETRIE CATASTALI**

Foglio 59, particella 79, sub. 500



**PIANO TERRENO**



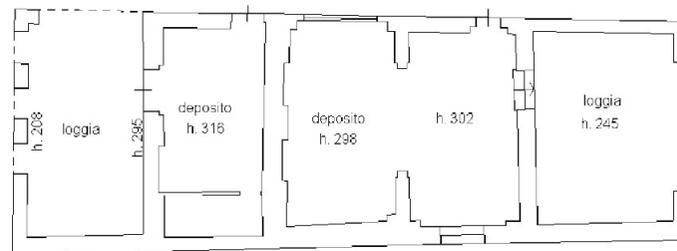
**PIANO PRIMO**



Nota: planimetrie non in scala

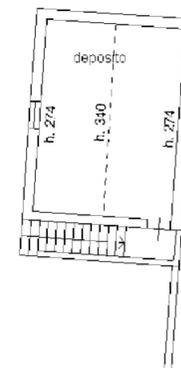
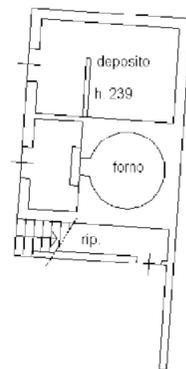
Foglio 59, particella 79, sub. 502

**PIANO TERRENO**



**PIANO TERRENO**

**PIANO PRIMO**

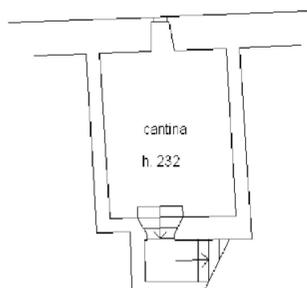


Foglio 59, particella 79, sub. 503



## 3.6 Casa colonica Pulizzano

## PLANIMETRIE CATASTALI



PIANO INTERRATO



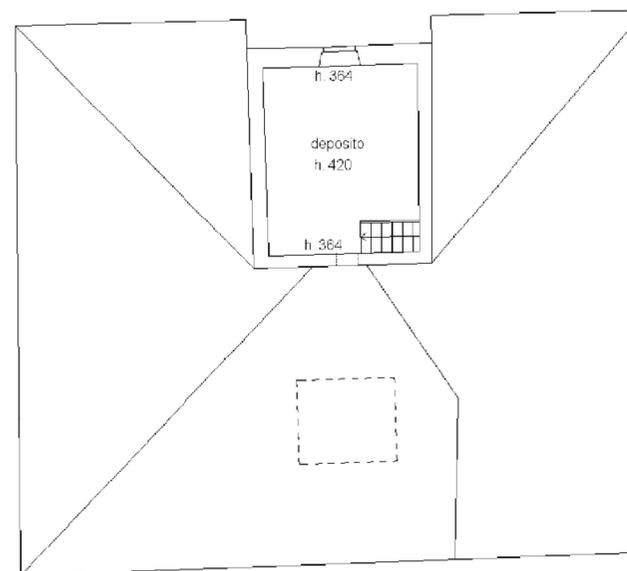
PIANO TERRENO



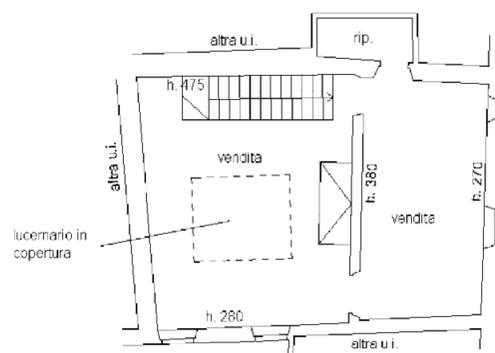
NORD

Foglio 59, particella 79, sub. 501

PIANO SECONDO

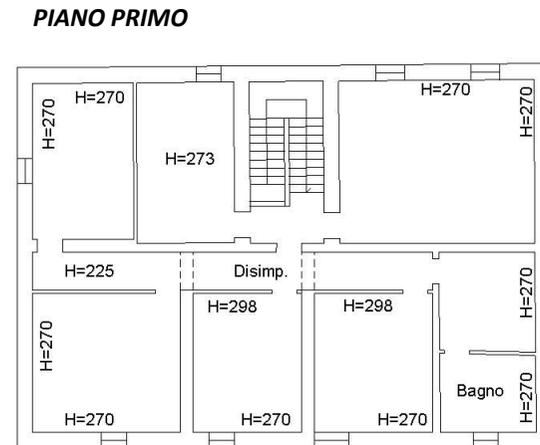
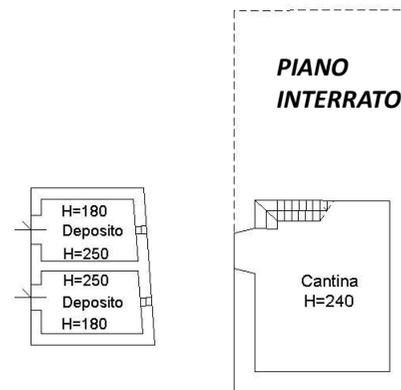
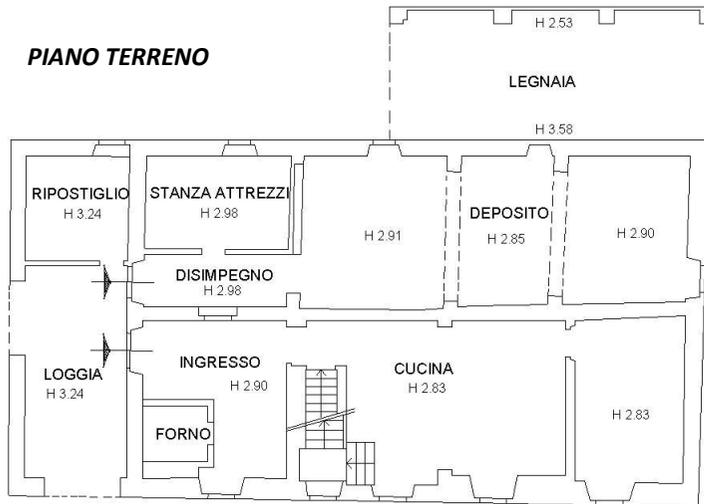


PIANO PRIMO



Nota: planimetrie non in scala

3.7 Casa colonica Rucciano



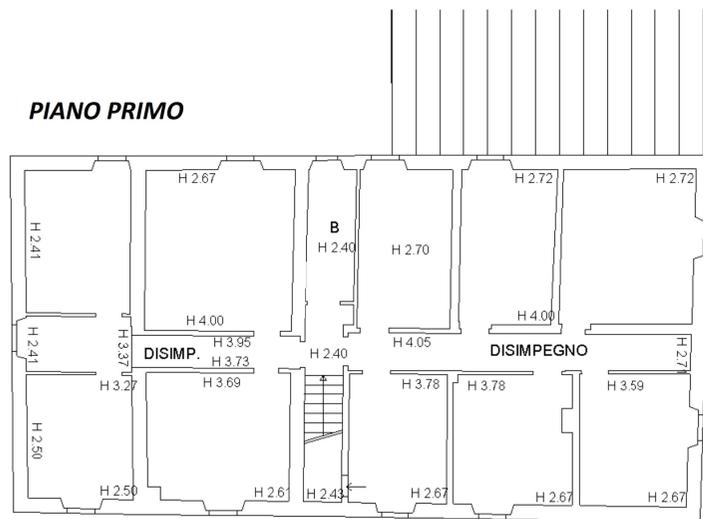
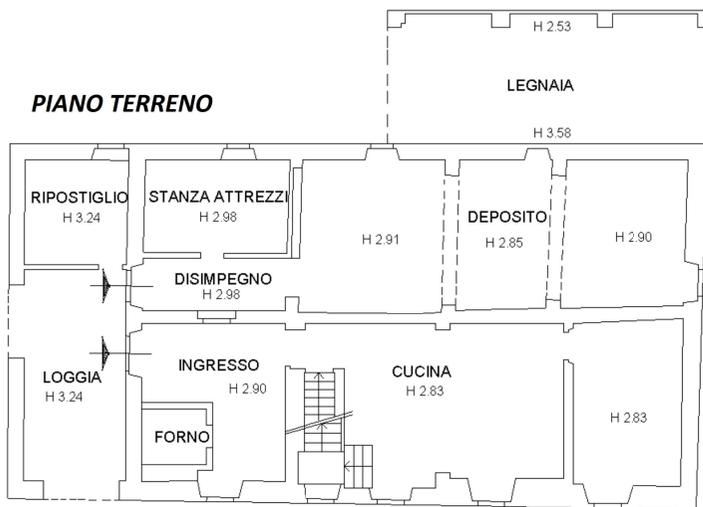
### 3.8 Casa colonica Sollicciano



### 3.8 Casa colonica Sollicciano

**PLANIMETRIE CATASTALI**

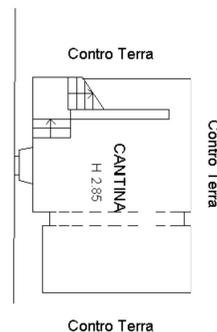
Foglio 59, particella 89, sub. 2



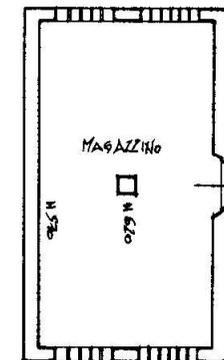
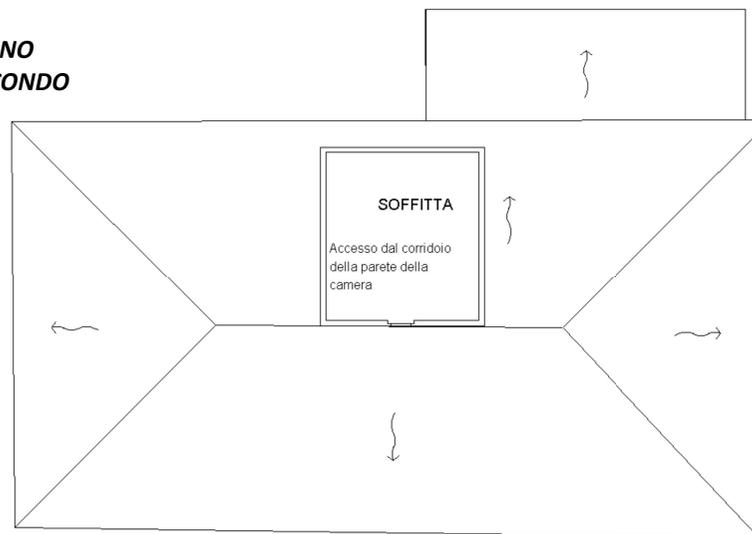
Nota: planimetrie non in scala

Foglio 59, particella 89, sub. 3

**PIANO SEMINTERRATO**



**PIANO SECONDO**



**PIANO TERRENO**

