



## for sale in Reggello € 1.200.000 Ref. 315



**630 sq.m. | : 4 | : 6 | : 18**

Reggello Donnini located in a hilly and panoramic area excellent exposure to the sun wonderful exposed stone house is composed of an ancient part built in the thirteenth century as a small convent and others built in the following centuries, on a plot of 32,000 m<sup>2</sup> of which 12,000 are fenced and constitute the park. In the 15th century hundreds of hectares became the property of the Guicciardini counts who transformed many of the annexed buildings into sharecropping for approximately 500 years. From the research of an American art historian and two Englishmen, the poet of Stilnovo, Guido Cavalcanti, would have lived in this house. You reach the property via a dirt road that starts from the Pieve San Pietro a Pisana (dating back to 1080) and descends among olive trees and cypresses to the house which is immersed in the greenery and silence of the forest. Outside the fence it is possible to admire fawns, fallow deer, hares and pheasants. The house is supplied with water from the aqueduct (Publiacqua) which is usually not used since the supply that comes from a source and flows into a collection well and from there brought by an autoclave to the house is sufficient. Outside the park there are two cisterns of 20,000 liters each which collect the rainwater which is conveyed from the roofs of the house and which is used for the irrigation of the park where there are cypresses, pines, olive trees, cherry trees, fig trees, persimmons, pear trees, walnuts, hazelnuts, plums, pomegranates, apples, quinces, apricot trees, strawberry trees, lemons, mandarins, grapefruits, cedars, flowering bushes and a bamboo grove, while outside there are fields with woodland plants, chestnut trees, pear trees, apple trees. In the park there are five terraces: one with a wrought iron pergola covered with anemones and wisteria, one enjoys a beautiful view of the Val d'Arno, the other three surrounded by greenery. In the garden there are two invisible embankments, one of which is composed of a garage, cellar, old wine



room, the other is a tool shed. In the park there is also a glass greenhouse used as a lemon house. On the front the house has a loggia with six arches covered with roses, wisteria and jasmine, and is accessed by an electrically remote controlled gate and a tree-lined avenue. The house is equipped with a sophisticated perimeter and internal ray alarm system and is composed as follows: On the ground floor there are three entrances from the outside, a large double living room with fireplace and antique oven, a large dining room with fireplace, a large kitchen, two bedrooms with two bathrooms; one of these with fireplace and wardrobe. Also on this floor there is a large study-library and a laundry/ironing room. In the center of the ground floor there is the internal courtyard with an ancient well, a storage room with sink and a Riello LPG boiler room. On the first floor there are two bedrooms, two bathrooms, a very bright living room with six double windows and a fireplace, and a study which leads to another bedroom. One bedroom is equipped with a large wardrobe room and a small room with the possibility of converting it into a bathroom. From here you access a roof terrace with a magnificent 360° view of the Val d'Arno, the Chianti hills, the surrounding forest and the mountain with the Vallombrosa forest. The surface of the house is approximately 630 m. At the Municipality of Reggello (FI) the building is classified in the lists of existing buildings of particular architectural, cultural and environmental value

## Certification

: G

## Features

Codice: 315	Motivazione: Sale
Indirizzo: Via g. marconi	CAP: 50066
Comune: Reggello	Totale_mq: 630 sq.m.
camere: 6	bagni: 4
Locali: 18	



**Colli toscani**

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