for sale in Reggello
€ 630.000
Ref. 392



350 sq.m. | : 8 | : 10 | : 20

Exclusive, charming property on the hills of Reggello, just 20 km from Florence.
Nestled in the rolling Tuscan hills, in a commanding position with sweeping views of the Valdarno valley, this charming farmhouse of approximately 350 square meters represents a rare opportunity for those seeking privacy, nature, and investment.
The property, surrounded by approximately 1 hectare of land, is embellished with a scenic brick swimming pool and a large barn, elements that enhance the authentic character of the residence.
The property is currently divided into eight independent apartments, spread across two units, a result of its previous use as a tourist accommodation facility.
First unit
Seven apartments, each with its own private entrance, consist of a living area, kitchen, bedroom, and bathroom; one unit has two bedrooms, making it ideal for families.
Second unit
A master's house with a private garden, comprising a large living room with fireplace, kitchenette, two bedrooms and two bathrooms.
Upstairs, a stunning panoramic loggia, perfect as a lounge area or event space, offers breathtaking views of the valley.
Property Plus
Private and highly panoramic location, optimal sun exposure throughout the day, private masonry pool, approximately 1

hectare of land, great potential for high-end hospitality. Thanks to its configuration, the property is ideally suited to being revitalized as a charming hospitality business with minimal renovations. Alternatively, it could be transformed into a prestigious single-family residence through a more comprehensive redevelopment project.
Situated approximately 450 meters above sea level, Reggello enjoys a dry and pleasant climate. Its strategic location allows quick access to Florence, Arezzo, and Siena, making this property ideal both as a private residence and as an exclusive investment in the heart of Tuscany.
Distances to tourist cities
Florence about 30 minutes, Peretola airport 40 minutes, Casentino about 30 minutes, Siena 50 minutes, Arezzo 35 minutes, Lucca 1 hour, Versilia 1.5 hours (Forte dei Marmi, Viareggio

Certification

: G

Features

Codice: 392	Motivazione: Sale
Indirizzo: via achille grandi, 28	CAP: 50066
Comune: Reggello	Totale_mq: 350 sq.m.
camere: 10	bagni: 8
Locali: 20	

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484





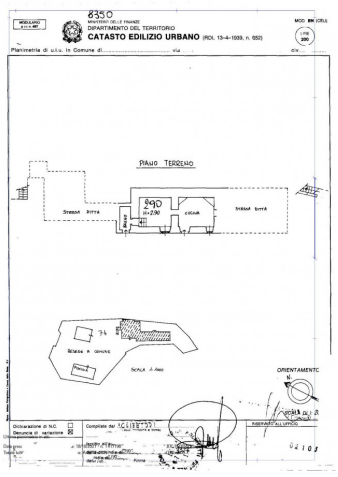




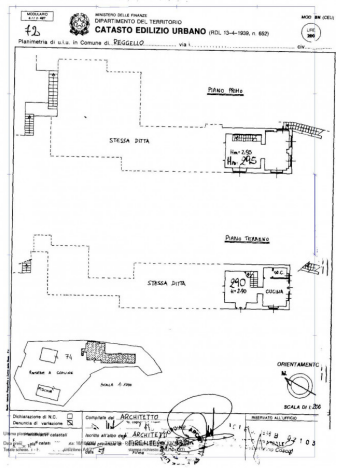


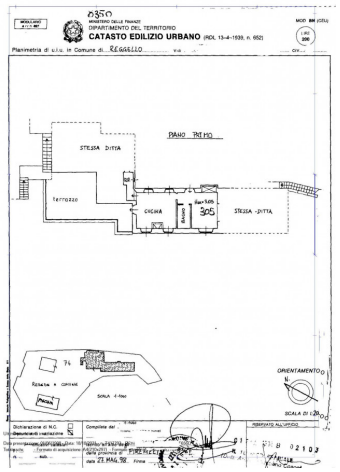


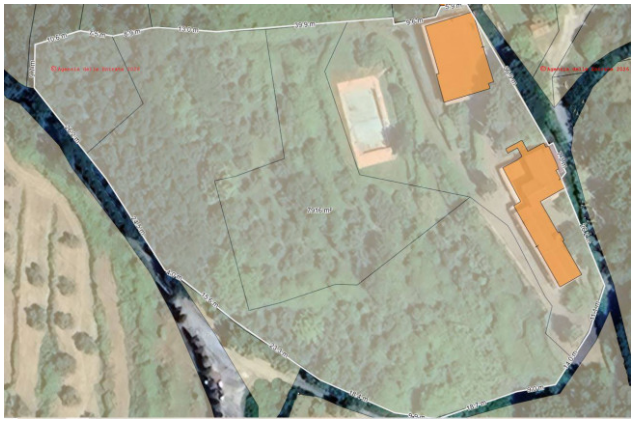


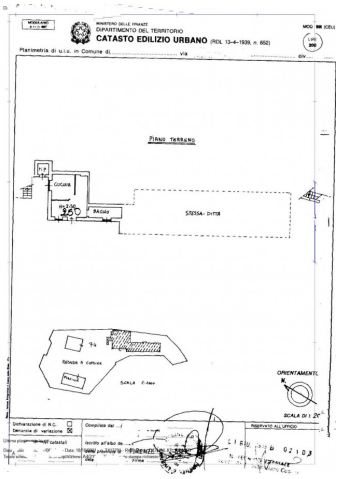


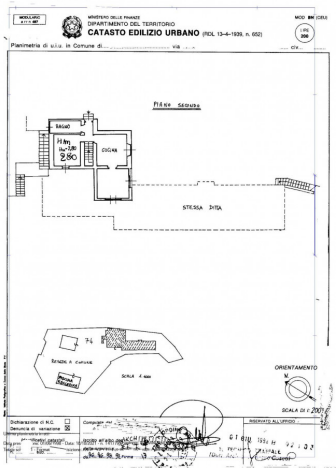
Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484

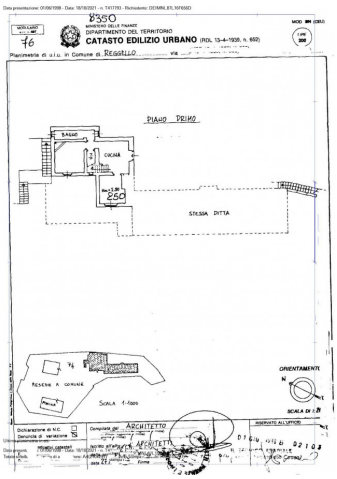












Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484