



## for sale in Reggello Pontifogno € 590.000 Ref. 416



**300 sq.m. | : 5 | : 6 | : 15**

**REGGELLO** - Prestigious stone farmhouse with four independent units nestled in the Tuscan hills

In the heart of the Tuscan hills, in a panoramic and private location, we offer for sale an exclusive stone farmhouse of approximately 300 square meters, expertly renovated respecting the property's original style, preserving its authentic charm and timeless elegance.

The property, already intended for a charming agritourism business, stands out for its high-quality materials, welcoming spaces, and architectural details typical of the Tuscan tradition: terracotta floors, exposed beams, original fireplaces, and high-quality finishes.

The complex is made up of four independent residential units, immersed in the quiet of the countryside and surrounded by private gardens and courtyards.

First unit: Refined two-room apartment on the ground floor with a private entrance, comprising a spacious living area with kitchen and a characteristic fireplace, a double bedroom, and a bathroom. The property includes a lovely private garden with access to the drainage ditch, ideal for utility space or storage.

Second unit: Elegant, independent two-room apartment on the ground floor with a bright living area with a fireplace, a double bedroom, and a bathroom, perfect as a guesthouse or a charming accommodation.

Third unit - Master residence The main residence is reached via an attractive external stone staircase that leads to an



important double living room with fireplace, large convivial spaces and an eat-in kitchen.

The sleeping area, located on the upper floor, hosts three spacious double bedrooms and two bathrooms to be completed, offering the possibility of customizing the spaces according to your taste.

Fourth unit: Large, independent portion, free on three sides, requiring interior finishing. The main structural work has already been completed, including the roof and attic renovations. The property features a private garden on three sides and represents an interesting opportunity for development.

The property includes a private garden/land of approximately 2,000 m2, ideal for experiencing the Tuscan countryside in complete privacy and tranquility.

A residence of great charm, perfect both as a prestigious private residence and as an investment for an exclusive hospitality business.

Distances to cities of art

Florence 20km

Arezzo 45 km

Siena 60 km

Peretola Airport 40 km

Chianti 35km

## Certification

: G

## Features

Codice: 416

Motivazione: Sale

Indirizzo: via pia la torre

CAP: 50066

Comune: Reggello

Zona: Pontifogno

Totale\_mq: 300 sq.m.

camere: 6

bagni: 5

Locali: 15



**Colli toscani**

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