



for sale in Reggello
Cancelli
€ 749.000
Ref. 1001



265 sq.m. | : 4 | : 3 | : 16

Reggello first suburbs, beautiful independent villa free on four sides for a total of approximately 280 m2. Very elegant with luxury finishes, it was purchased by the current owner about 15 years ago. The villa is completely renovated and has been equipped with various entertainment areas, especially a side shed adjacent to the kitchen with wood-burning oven.

THE HOUSE is on three levels and is made up of: on the first floor we immediately find an entrance with a beautiful colored glass window which leads into the very bright room with three large windows which open onto a terrace equipped for the living area, the room is equipped with a fireplace hot air that heats the entire living area, kitchen and utility room, dining room with loggia, hallway furnished with bookcase acts as a separator to the service bathroom for the ground floor to a double bedroom with private bathroom and a double bedroom with bathroom, wardrobe and closet. From both bedrooms there is access to the private garden. The master bedroom, in addition to accessing the garden, also has a terrace.

From the hallway you can access, via a staircase, the upper floor where we find a wonderful glass loggia with a pocket terrace room and bathroom.

In the basement accessible from the outside with an access road used for passing through the gate with cars and with internal stairs we find two laundry garages equipped with a boiler for hot water and a centralized vacuum cleaner container and a large cellar where the water storage is located drinkable.

GROUND



approximately 8000 m2, mostly woodland, has a regularly registered well for watering the garden and the waste water purification area. In the downstream part we find a further gate for the passage of equipment for maintenance of the land. There are no words to describe this beautiful property other than that it was carefully built and restored by the owners. It has various accessories such as solar panels for hot water production, alarm, central vacuum cleaner, intercom, greenhouse ceiling that can be opened.

Garden accessories, such as jars, vases and 19th century bathtubs, are also included in the sale. excellent investment.

The town of Reggello is located approximately 450 m2 above sea level

It enjoys a dry climate with excellent sun exposure from which it is accessed quickly

by car to all the main cities: Arezzo, Siena, Florence:

Distances to tourist cities

Florence about 30 minutes, Peretola airport 40 minutes, the

Casentino about 30 minutes, Siena 50 minutes, Arezzo 35 minutes. Lucca 1 hour,

Versilia 1.5 hour (Forte dei Marmi, Viareggio)

Certification

: G

Features

Codice: 1001

Motivazione: Sale

Indirizzo: Via dei Glicini

CAP: 50066

Comune: Reggello

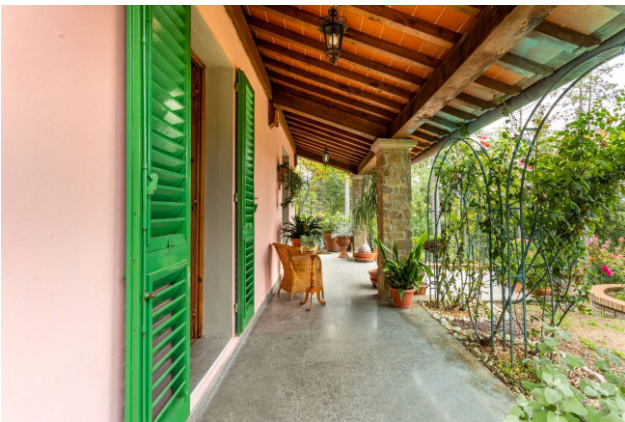
Zona: Cancelli

Totale_mq: 265 sq.m.

camere: 3

bagni: 4

Locali: 16



Colli toscani

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



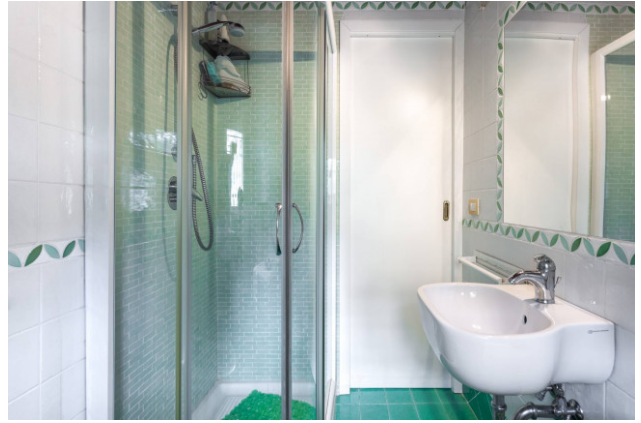






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