for sale in Reggello
Pontifogno
€ 1.200.000
Ref. 1053



350 sq.m. | : 3 | : 4 | : 9

Prestigious Tuscan Estate with Olive Grove and View of Pratomagno
In the heart of the Tuscan countryside, just minutes from Reggello and nestled in the gentle slopes of Pratomagno, lies this extraordinary 19th-century farmhouse, finely restored to combine the authentic charm of tradition with the most modern comforts.
The approximately 319 square meter property offers spacious and bright rooms, embellished with exposed beams, Tuscan terracotta floors, and large panoramic windows that frame the surrounding landscape. The interior spaces include elegant living areas, a kitchen, a dining room with a fireplace, four bedrooms, and three bathrooms, as well as numerous utility rooms.
Outside, the estate extends over 3 hectares of land, including manicured gardens, relaxation areas, and a prestigious olive grove with approximately 1,400 trees, which produce an internationally award-winning extra virgin olive oil.
Equipped with the most advanced technologies-photovoltaic system with storage, integrated home automation, video surveillance, dual water supply-the property guarantees high standards of comfort, security, and energy efficiency.
An exclusive residence, ideal as a prestigious private home or a high-profile investment in the Tuscan landscape.
facilities and comforts:
Independent heating with pellet boiler, hot water heat pump, 10 kW photovoltaic system with 10 kW battery, complete

home automation system (remote video intercom), video surveillance with 14 external cameras, alarm and safe, fast internet and internal/external Wi-Fi, dual water system (mains water + private well with purification), irrigation system for garden and land. Outdoor spaces:
The property extends over approximately 3.4 hectares and includes:
Fully fenced park of 5,000 square meters, well-kept garden of approximately 600 square meters, orchard, wooden gazebo, barbecue area with grill and wood-fired oven, covered parking for 2 cars and large courtyard, agricultural outbuildings

Distance to art cities
Florence 30km
Siena 60km
Arezzo 35km
Peretola Airport 50km

Certification

: G

Features

Codice: 1053	Motivazione: Sale
Indirizzo: via di pontifogno	CAP: 50066
Comune: Reggello	Zona: Pontifogno
Totale_mq: 350 sq.m.	camere: 4
bagni: 3	Locali: 9













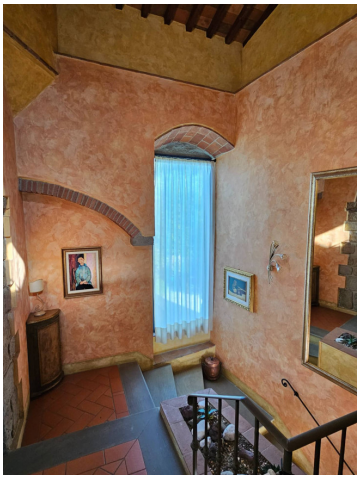




Colli toscani
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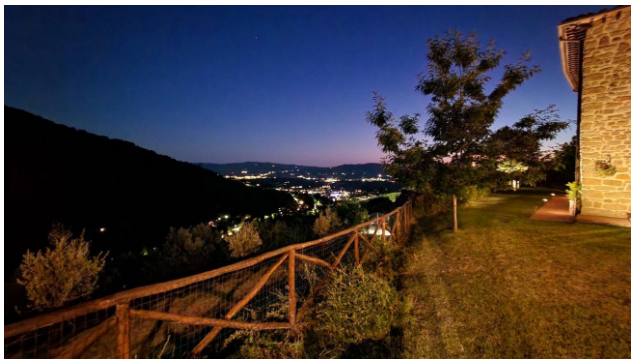




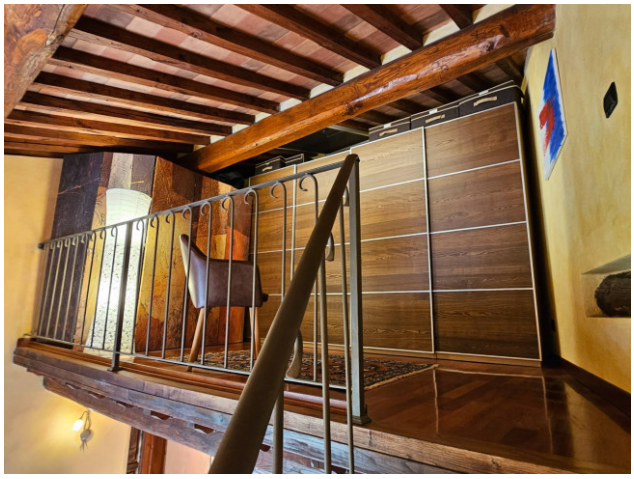




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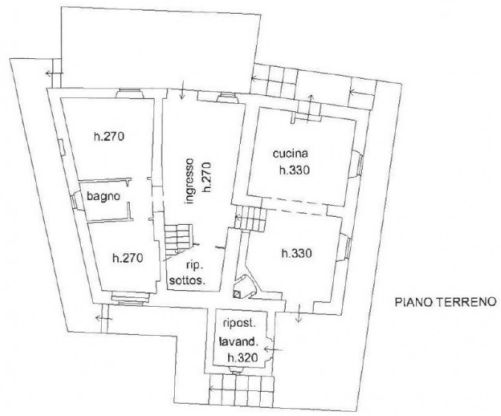
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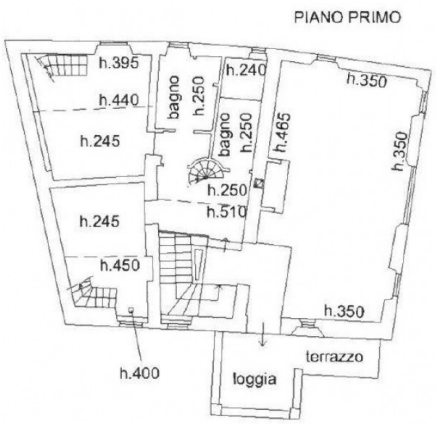


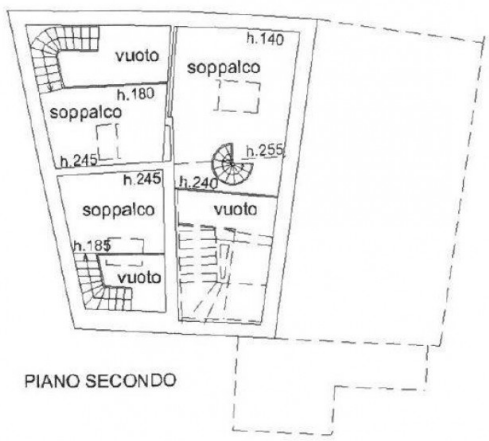






PIANO TERRENO





PIANO SECONDO

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