for sale in Reggello
Donnini
€ 1.300.000
Ref. 1080



750 sq.m. | : 12 | : 12 | : 30

Prestigious farmhouse complex with panoramic views in the heart of Tuscany. Nestled in the picturesque hillside near Reggello, just a short distance from Florence, this exclusive property complex of rare beauty is nestled in a pristine natural setting among centuries-old olive groves and vineyards, boasting ideal sun exposure and a 360-degree panoramic view of the rolling Tuscan hills.
Access to the property is via an elegant private driveway lined with cypress trees, which immediately introduces an atmosphere of absolute privacy and prestige.
The propertyThe complex comprises two main residences, finely restored according to Tuscan architectural tradition, using authentic and high-quality materials. It also features a private swimming pool, extensive agricultural land, and potential for further development.
Il Fienile – Rustic elegance of the highest order. A detached residence restored with great attention to detail, where historic charm meets contemporary comfort.
Handcrafted terracotta floors and wood salvaged from antique barrels. Bathrooms finished with artistic Vietri ceramics. Large loggia overlooking the ancient stone farmyard. Private fenced garden overlooking the cypress-lined avenue. Internally:
Living area with living room, billiards table and fireplace. Bright built-in kitchen with direct access to the outside. Master

suite with private bathroom. Two double bedrooms upstairs with living room and bathroom. Scenic internal staircase in wrought iron and wood custom-made by local craftsmen.
Farmhouse – Charming accommodation facility. A completely restored former farmhouse currently used as a high-end tourist accommodation business, laid out in a horseshoe shape and divided into several independent units.
Common areas:
Large living area with professional kitchen, large central fireplace, hospitality services, residential units:
Independent apartments with 2 to 3 bedrooms each, all with kitchens, living rooms, and two bathrooms. Some units can be connected to create larger residences. Laundry room dedicated to the hospitality business. Exteriors and potential. Private 4x11 m swimming pool surrounded by greenery (currently requiring renovation). Fully fenced outdoor area. Agricultural land of approximately 70,000 m2, nestled among olive groves and pristine nature. Ruin with the possibility of converting it into an additional residential unit (subject to municipal authorization). Strategic location. 20 minutes from Florence. 55 km from Arezzo. 70 km from Siena. 35 km from Chianti. 40 km from Florence Airport. A one-of-a-kind property. A place that combines Tuscan authenticity, absolute privacy, and high-yield tourism potential, ideal as a prestigious private residence or luxury boutique hospitality business.

Certification

: G

Features

Codice: 1080	Motivazione: Sale
Indirizzo: via di Donnini	CAP: 50066
Comune: Reggello	Zona: Donnini
Totale_mq: 750 sq.m.	camere: 12
bagni: 12	Locali: 30

















Colli toscani
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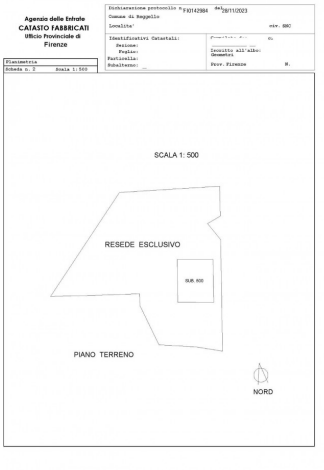


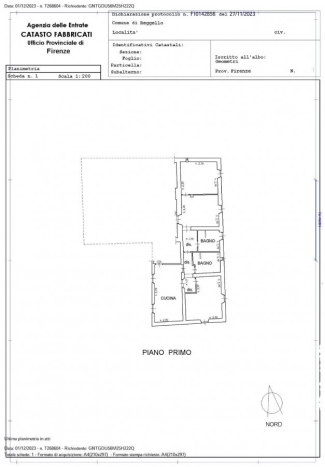
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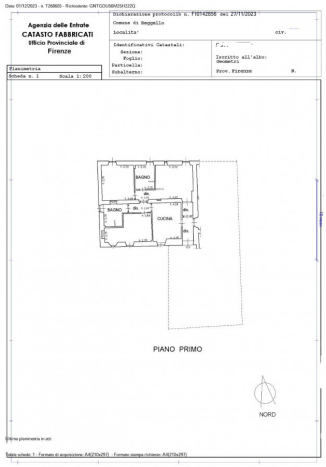


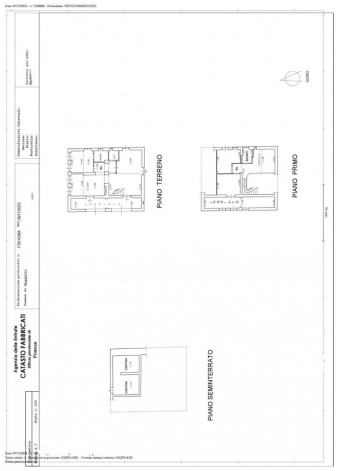


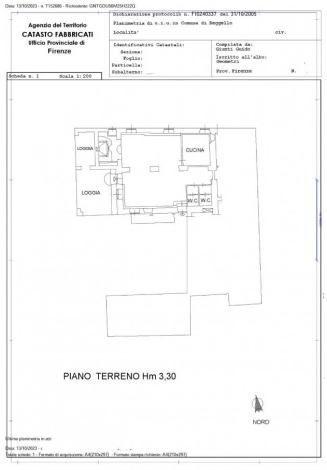




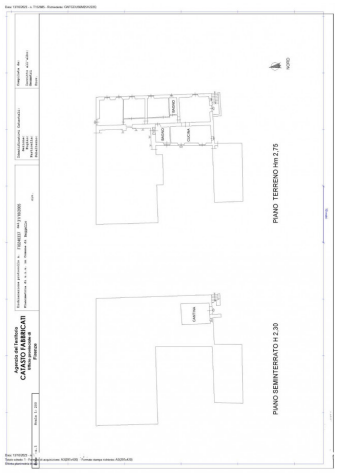








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