



for sale in Reggello
Donnini
€ 970.000
Ref. 1082



300 sq.m. | : 2 | : 5 | : 15

Prestigious stone farmhouse with swimming pool, olive grove and 9 hectares of land – Colline di Reggello In the heart of the Tuscan hills, in the municipality of Reggello

, in the Donnini area, we offer for sale a charming stone farmhouse surrounded by nature and surrounded by its own land, just 5 km from Saint Ellero and about 20 km from Florence

The property enjoys a dominant hillside position, excellent sun exposure, and absolute privacy, while remaining easily accessible and not isolated.

The Farmhouse The main farmhouse has a total surface area of approximately 300 m2 and has been lovingly restored, preserving the authentic charm of Tuscan tradition: exposed stonework, an antique fireplace, a bread oven, and warm, welcoming spaces.

Access to the property is via an automatic gate and a private road, which leads to the house surrounded by greenery.



The main floor, reachable via a typical external staircase, houses:

a large traditional kitchen with an old fireplace and brick benches, the original bread oven, a bright living room, a guest bathroom for the living area, a room currently used as a pantry, easily convertible into a study or additional bedroom. The sleeping area consists of:

5 bedrooms 1 bedroom with private bathroom On the upper floor, connected internally, there is a large room of approximately 35 m2, currently used as a painting studio, also ideal as a study, hobby room or additional living space.

Ground floor The ground floor houses 9 rooms, currently used as agricultural spaces for processing and storing olives and other produce from the land.

These spaces offer great potential for transformation into additional living spaces, annexes or guest areas.

Land and olive grove The property extends over approximately 9 hectares of land, mostly cultivated with olive groves with around 800 trees, which produce an excellent quality extra virgin olive oil, among the most appreciated in the valley.

There is also a brick agricultural annex of approximately 100 m2 with a loggia, perfect for agricultural activities or for possible conversion.

Outdoor spaces: In front of the house, in a sunny and fully fenced position, there is a pleasant outdoor living area, ideal for moments of relaxation and conviviality.

Here we find:

Outdoor dining area with tables and benches; Private brick swimming pool measuring approximately 8 x 4 meters; An authentic property in the heart of Tuscany. The house, located in the center of its own grounds, guarantees total privacy, silence, and views of the Tuscan countryside, making it ideal as a primary residence, a country home, or a charming property for hospitality.

Proximity to cities of art

Florence 25 km

Peretola Airport 40

Arezzo 45km

Siena 65 km

Chianti 35km

Certification

: G

Features

Codice: 1082

Motivazione: Sale

Indirizzo: sp86

CAP: 50066

Comune: Reggello

Zona: Donnini

Totale_mq: 300 sq.m.

camere: 5

bagni: 2

Locali: 15



Colli toscani

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