



**for sale in Reggello**  
**Cancelli**  
**€ 680.000**  
**Ref. 1165**



**900 sq.m. | : 2 | : 8 | : 30**

REGGELLO - Prestigious rural complex with historic farmhouse and land In the municipality of Reggello

In a splendid hillside location with excellent sun exposure and convenient access to services, we offer for sale a significant rural property complex of approximately 900 m2 in total, consisting of three independent units.

The property, particularly suitable for multiple families or for a project to divide it into apartments, retains intact the original charm of the period of construction (18th century), with an entirely stone structure and a typical Tuscan rural courtyard.

CENTRAL UNIT - OLD FARMHOUSE The farmhouse is divided into two independent townhouses.

First terraced house

Ground floor:

Large entrance hall Master kitchen with characteristic stone fireplace and brick benches Former stable divided into three communicating rooms Underground cellar accessible via a stone staircase First floor:

Six bedrooms, one bathroom, original pigeon house, second terraced house

Ground floor:

Large entrance hall, adjacent garage, kitchen with rustic Tuscan-style stone fireplace, additional storage room, first floor:



Five double bedrooms, one bathroom. BARN. Detached building of approximately 120 square meters, currently used as a tool and animal shelter, in need of complete renovation. The structure consists of four large rooms and is ideal for an interesting residential conversion.

PIG STRY Agricultural annex of approximately 30 m2, with the possibility of volumetric recovery to create a small independent residential unit (subject to urban planning verification).

LANDThe property includes approximately 2 hectares of flat land cultivated with olive groves, set in the typical rural courtyard serving the farmhouse.

Possibility to purchase an additional 9 hectares of olive grove separately.

LOCATIONThe property is strategically located, close to important art cities:

Florence- 30 km Siena- 50 km Arezzo- 30 km Florence Airport - 45 km A property of great historical and architectural charm, ideal as a prestigious private residence, a multi-family complex, or a hospitality facility in the heart of Tuscany.

If you wish, I can also prepare a more commercial and emotional version for luxury portals or a concise version for short ads.

## Features

Codice: 1165	Motivazione: Sale
Indirizzo: località Piancastelli	CAP: 50066
Comune: Reggello	Zona: Cancelli
Totale_mq: 900 sq.m.	camere: 8
bagni: 2	Locali: 30

















