



for sale in Reggello Centro € 800.000 Ref. 1210



350 sq.m. | : 3 | : 7 | : 15

REGGELLO | EXCLUSIVE TUSCAN ESTATE WITH AGRITURISMO, OLIVE GROVE, AND VINEYARD. Nestled in the pristine hills of Reggello, just a short distance from Florence, we offer for sale a charming Tuscan stone estate, enhanced by a prestigious agriturismo business and over four hectares of productive land.

A place of authentic charm, where rural architecture, nature, and hospitality coexist in perfect harmony, offering a quintessential Tuscan experience and, at the same time, an interesting entrepreneurial project.

The farmhouse, of approximately 300 m², hosts four independent residential units, created through a careful renovation completed in 2008. The intervention has managed to preserve the original soul of the building, enhancing the exposed stone and traditional materials, combining them with comfortable and functional environments.

The interior spaces convey a warm and intimate atmosphere, characterized by a discreet, authentic, and timeless elegance. An ideal solution for exclusive hospitality, but equally attractive for those wishing to transform the property into a prestigious private residence with spacious reception areas.

The property also features approximately 130 m² of ancillary rooms and warehouses, which offer significant service and development opportunities based on the estate's needs.

AN ESTATE IMMERSSED IN THE TUSCAN COUNTRYSIDE. The farmhouse enjoys a privileged panoramic position, with a sweeping and evocative view of the surrounding hills. The absolute tranquility, the natural setting, and the light that



characterizes the landscape create scenes of particular beauty, especially at sunset.

The estate extends for approximately 42,000 m2, divided into:

- 37,000 m2 of olive grove, an element of great landscape and agricultural value;
- 5,000 m2 of vineyard, ideal for developing a small quality wine production and completing the authentic character of the property.

AN OPPORTUNITY BETWEEN INVESTMENT AND QUALITY OF LIFEThe agritourism business, perfectly integrated into the natural and architectural context, makes this property particularly attractive for those wishing to acquire a charming accommodation business in Tuscany, with the possibility of combining hospitality, agricultural production and private life.

The location, the consistency of the land, the presence of the olive grove and vineyard, and the authentic character of the farmhouse make this estate a property of particular interest for the national and international market.

An authentic Tuscan retreat, a small farm, and a hospitality business all in one exclusive property.

Distance to art cities: Florence 28 km, Siena 65 km, Arezzo 40 km, Florence Airport 60 km

Certification

: G

Features

Codice: 1210

Motivazione: Sale

Indirizzo: via di caduti di secchieta

CAP: 50066

Comune: Reggello

Zona: Centro

Totale_mq: 350 sq.m.

camere: 7

bagni: 3

Locali: 15





Colli toscani

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