

for sale in Reggello € 910.000 Ref. 1477



334 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 14

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

Beautiful farmhouse in rustic Tuscan style, in excellent maintenance conditions, located in a beautiful hilly and panoramic area of the municipality of Reggello in the province of Florence. The farmhouse is immersed in a plot of land of approximately 47,000 m², part of which measures approximately 3,400 m² maintained as a park, completely fenced with two independent driveways and a swimming pool with a breathtaking view of approximately 60 m².

The farmhouse is approximately 334 m² and is divided into two independent cadastral units distributed as follows:

- a) apartment for residential use spread over two floors above ground and composed on the ground floor of a living room with kitchenette, toilet and storage room; on the first floor there is a bedroom, a bathroom and a wardrobe; the two floors are connected by an internal staircase;
- b) apartment for residential use spread over two floors above ground and composed on the ground floor of a living room, kitchen, entrance and loggia; on the first floor there are two bedrooms, a study, two bathrooms and a hallway; the two floors are connected by an internal staircase;
- c) storage room located in the basement of the main building, consisting of two rooms plus toilet, storage room, loggia and oven, with a total cadastral surface area of approximately 72 m²;
- d) storage room/annex not far from the main building but in a secluded position consisting of two rooms, bathroom and

ditch, with a surface area of approximately 36 m2;

The farmhouse was renovated a few years ago with quality materials that did not alter its origin and beauty but rather enhanced it.

The property can be reached via a partly unpaved road that is very well maintained and passable by any car.

The farmhouse is connected to the municipal aqueduct but is also equipped with a private well, the land is partly arable and mostly olive groves.

This property is suitable for those who wish to live away from the confusion and enjoy excellent privacy but at the same time also be close to all the daily necessities. The property is also suitable for mixed residential/tourist accommodation use given that we are close to the most beautiful cities in Tuscany frequented by tourists from all over the world.

Certification

Energy Class: F

EPgInr: 240.32 kwh/□

Features

Code: 1477	Reason: Sale
Address: Via Dante Alighieri	Zip Code: 50066
Municipality: Reggello	Total Square Meters: 334 sq.m.
Bedrooms: 4	Bathrooms: 5
Rooms: 14	State of Preservation: Restored
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Balconies: Present
Garden: Private, 47.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





