

**for sale in Reggello
San Donato in Fronzano
€ 980.000
Ref. 1739**



447 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 12

For privacy reasons, the address and map pointer are purely indicative and do not represent the exact location of the property. Upon request, we will provide all the information needed to locate the property.
Panoramic farmhouse with swimming pool, ideal for hospitality business

In the municipality of Reggello, in the locality of San Donato in Fronzano, immersed in the Tuscan countryside and in a splendid panoramic position, we offer a farmhouse with a swimming pool, previously used as a Bed & Breakfast and particularly suitable both as a large private residence and for the restoration of a tourist-accommodation business.

The property is spread over two levels and has a total of 7 bedrooms, each with a private bathroom.

On the ground floor we find a very large living room, a typical Tuscan-style eat-in kitchen, 2 bedrooms with private bathrooms, as well as utility rooms, a laundry room and storage rooms.

The first floor features five more bedrooms, all with private bathrooms, including one with a mezzanine, as well as a large central living room. The layout and the fact that each bedroom has its own bathroom make the property particularly attractive for hospitality.

Outside, the property includes a swimming pool, approximately 4,500 square meters of garden and land, and an

agricultural annex of approximately 80 square meters, as well as a loggia of approximately 13 square meters. The annex, currently used for equipment storage, offers the possibility of being converted into an additional residential unit, subject to inspection and obtaining the necessary permits.

The property also has a double driveway entrance.

Please note that the final access to the property is via approximately 700 meters of unpaved road, which is currently in poor condition and in need of repair. This should be taken into consideration when evaluating and viewing the property.

A property with an authentic Tuscan character, nestled in a natural and secluded setting, with particularly attractive features for those looking to create a country residence, B&B, guest house, or other tourist accommodation business.

Certification

Energy Class: G

Features

Code: 1739	Reason: Sale
Address: San Donato in Fonzano	Zip Code: 50066
Municipality: Reggello	Zona: San Donato in Fonzano
Total Square Meters: 447 sq.m.	Bedrooms: 7
Bathrooms: 7	Rooms: 12
State of Preservation: Good	: 6
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Garden: Private, 4.500 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch : 13 □
Closet	ADSL Coverage
Fireplace	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

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	







