



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country villa in a magnificent panoramic
location, approx. 1.1 hectares of land |
Real estate Tuscany



IT-TCR479-KA

50066 Reggello
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	50066
Country	Italy
City	Reggello
Additional geographical information	Florenz
Living space	approx. 240 m ²
Number of rooms	8
Plot size	approx. 11.760 m ²
Number of bedrooms	3
Number of bathrooms	5
Asking price	1.400.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

Detached villa situated in a hillside position with breathtaking panoramic views.

The property is spread over two levels, offering an interior area of approximately 180 m², complemented by an additional 80 m² of loggias and spacious terraces.

The ground floor welcomes you with a bright, open-plan living area enhanced by a modern, dual-aspect fireplace. Also located on this level are a fully equipped kitchen, a bathroom with a window, a utility room and a comfortable covered loggia ideal for outdoor living throughout the seasons.

An elegant staircase leads to the upper floor, which houses three bedrooms each with an en-suite bathroom and a panoramic terrace offering unobstructed views across the valley.

The property also features a spacious garage (50 m²) with a laundry area and an expansive private park of approximately one hectare. The grounds are fully fenced and meticulously maintained to ensure maximum privacy. A standout feature of the garden is the impressive infinity pool (4.5 x 16 meters), complete with a hydromassage area and a sun deck.

This property seamlessly blends traditional Tuscan stone architecture with state-of-the-art design the result of a careful renovation using the highest quality materials.

Large panoramic windows flood the interiors with natural light, highlighting the spaciousness of the tasteful décor and ensuring unparalleled living comfort.

The property is fully serviced with utilities. Water supply is secured via both a private well and the public mains.

Heating is provided by a heat pump, supplemented by the fireplace. Additionally, the property is equipped with a photovoltaic system and solar panels for hot water generation.

Amenities also include an internet connection, an electric entrance gate and an alarm system with comprehensive video surveillance along the entire property perimeter.

The country villa is suitable as either a primary residence or a holiday home.



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For more offers please consult our web site www.real-estate-italy.com.

Location

Reggello, Florence, Tuscany.

Distances:

Reggello (2 km, 5 min.),

Figline e Incisa Valdarno (10 km, 20 min.),

Florence (40 km, 50 min.),

Arezzo (60 km, 55 min.).

The nearest airports are Florence (50 km, 50 min.), Pisa (120 km, 1 hr 30 min.),
Bologna (140 km, 1 hr 44 min.), and Rome (270 km, 3 hrs).



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Your contact person

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