



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Reggello (FI) Via di Fronzano 1

Charming property in Tuscany, Reggello

Charming property now used as an agriturismo located in the heart of the charming Tuscan countryside, in San Donato in Fronzano, in the municipality of Reggello. This property is an architectural and natural wonder, offering a privileged location less than an hour from Florence and serving as an ideal base for exploring the main art cities, including Florence, Siena, Arezzo, Certaldo and Cortona, as well as the renowned Chianti area.

Key Features: Enchanting Location: The farmhouse, restored with respect for tradition, offers a splendid panorama of the valley below and the Chianti hills, creating an environment of peace and serenity immersed in unspoilt nature. Refined structure: The property extends over 9.4 hectares of land, with an olive grove of about 6 hectares, a vineyard of 1.5 hectares and a wood of 1.3 hectares. The 4,000-square-metre garden is landscaped to the finest detail, surrounding two beautifully restored farmhouses. Modern Comforts: Five bright rooms offer the most modern comforts, including air conditioning, wireless Internet access, bathrooms with showers and flat-screen TVs. A versatile suite with separate entrances, two flat screens, ceramic stove and space for educational activities adds a touch of elegance. Infinity Pool: The 11 x 6 metre pool offers an 'infinity' space with panoramic views, complemented by a 12.2 kWh photovoltaic system. Residential Facilities: The main villa, measuring 435 square metres, has been completely renovated with new plumbing, electrical and lighting systems. Its layout includes a kitchen with fireplace, dining room, living room, bathroom and bedroom with en-suite bathroom on the ground floor, while on the first floor there is a living room with balcony and five bedrooms, all with en-suite bathrooms. A two-storey dependence of approximately 114 square metres offers further comfort with a kitchen, living room and two bedrooms with private bathroom and private terrace. There is also a large shed of approximately 137 sqm used as a parking area as well as a laundry room and an outdoor kitchen. Versatility: This property can be used either as a prestigious private residence or as a charming agriturismo, offering multiple possibilities to make the most of this Tuscan jewel.

Discover the magic of living in this extraordinary residence.

INFORMATION

Ref.	Toscana 930
Type	Sale
Category	Villa
Price	1,900,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	10
Bedrooms	8
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	554
Garden	94000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**



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Orientation North West South East Free Sides 4 Garden Private

Heating Independent

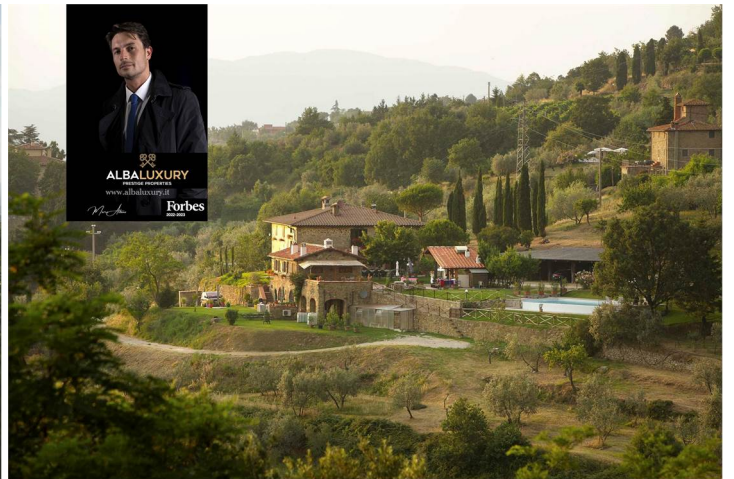
ACCESSORIES

Swimming pool

Data network

Storage room

IMAGES





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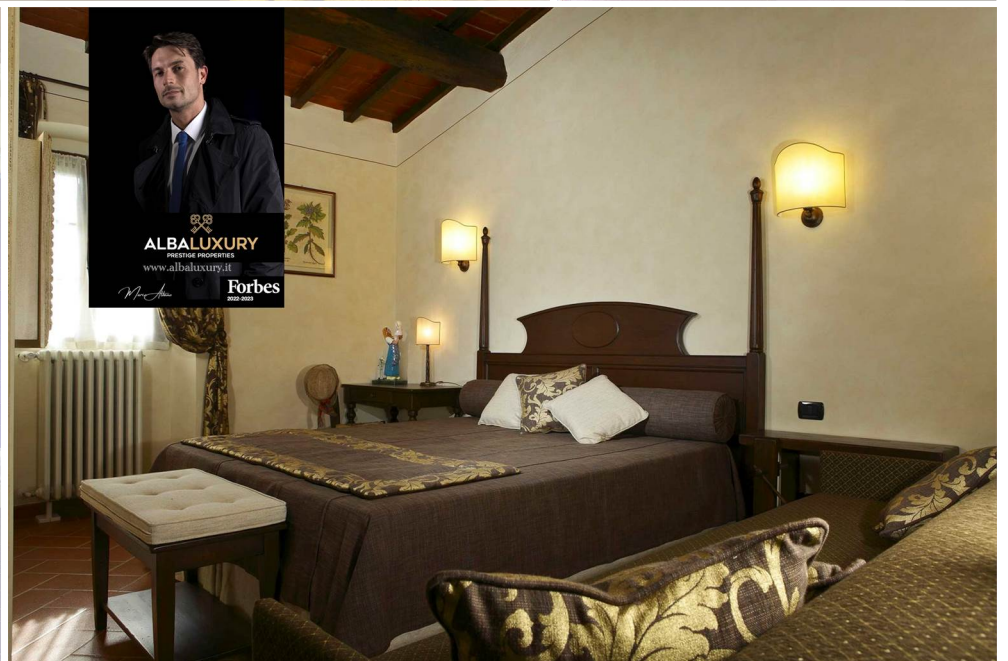
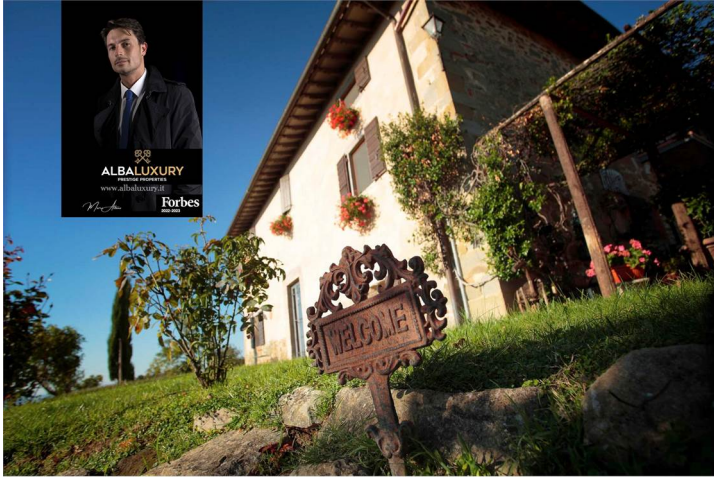


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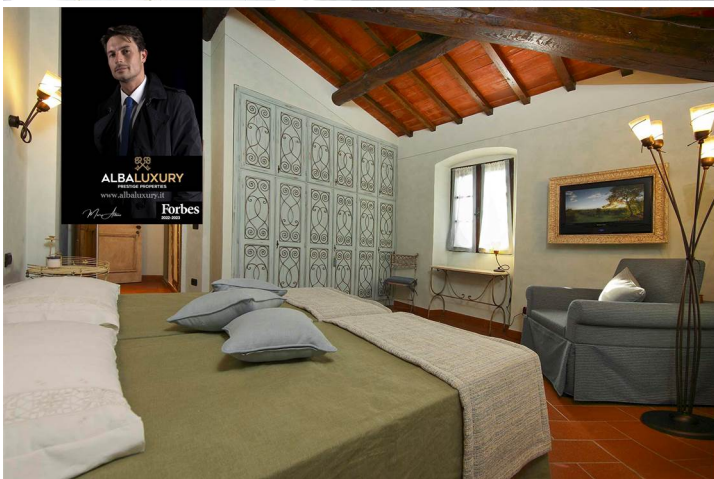
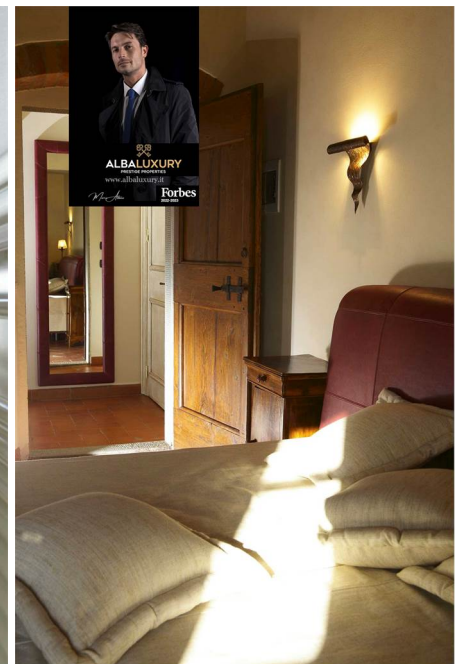


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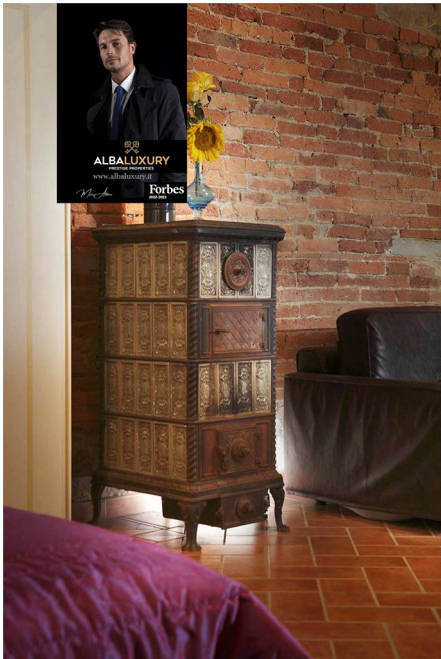


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