



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) Località case merlo 1

Characteristic property in Tuscany

Charming farmhouse in Tuscany, 25 km from Florence and 40 km from Siena, in the centre of a small valley cultivated with olive trees, vines and century-old plants, inside the Natural Reserve of the Calanchi Park, immersed in about 21 hectares of Tuscan countryside. The farm is spread over a total area of 21 hectares, among vineyards, olive groves and woods in the typical Tuscan landscape. The farm is equipped with:

- 11 Apartments: The farmhouse of approx. 1750 sqm offers 11 delightful and cosy flats, all immersed in the beautiful park and with independent entrance. The flats have been renovated according to the typical Tuscan style characterised by ceilings with wooden beams and bell-towers, terracotta floors and ancient brick arches.
- All the flats have a fully equipped kitchen, fridge, freezer, oven, 4-burner hob. Each flat has a private table outside.
- Swimming pool: the 14mt x 6mt swimming pool has the lowest point at 1.20mt and the highest at 1.50mt, it is open from May to October
- Barbecue: There are 2 barbecues for communal use
- Laundry: The farmhouse has a laundry room with washing machine and dryer for a fee
- Stables: recently built with fields for horse riding
- Farm equipment shed: 150 sqm
- Internet
- Tennis. 2 km away
- Riding stables. 5 km away

Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.

INFORMATION

Ref.	Toscana 085
Type	Sale
Category	Villa
Price	2,400,000.00
Annual Expense	
Year	
Energetic Class	G 21.21

NUMBER

Rooms	22
Bedrooms	22
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1750
Garden	210000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Good**

Rank **Elegant**

View **Open View**



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

Orientation North West South East Free Sides 4 Garden Private
Heating Independent

ACCESSORIES

Laundry room

Swimming pool

Data network

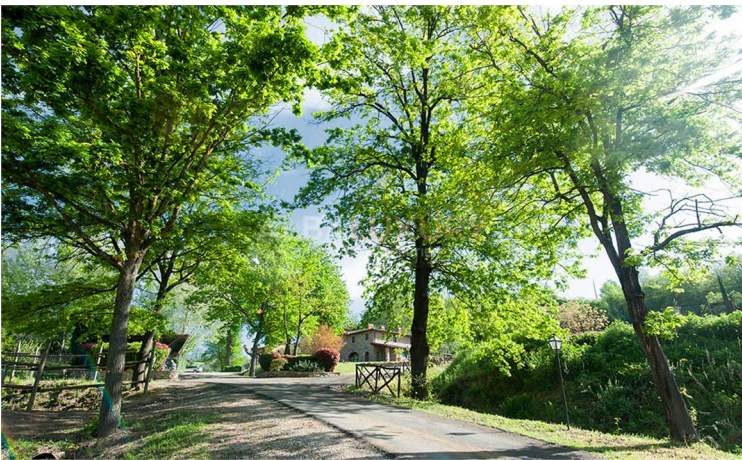
Storage room

IMAGES





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





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





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





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



ALBALUXURY
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT