

# *Rolling Hills*

---

CHARMING ESTATES



Ref: TCR-073

Toscana - Firenze - Reggello

PRICE: 990.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)



## GENERAL INFORMATION

Surface: 400.00 Mq

Bedrooms: 6

Bathrooms: 6

Swimming-pool: 1

Land: 1.5 ha

Luxury villa for sale in Reggello, Tuscany.

Luxury villa with swimming pool for sale just a few minutes drive from Reggello (Florence) in Tuscany, featuring 6 bedrooms, 6 bathrooms and 1.5 ha of land with an olive grove.

The house measures 400 square metres and is situated on 3 levels.

On the Ground Floor, there is a large kitchen, a dining room with access to the garden, a toilet, a laundry room and 2 storage closets. With independent access from outside, the Ground Floor also features the central heating plant and a small apartment for the housekeeper, consisting of a bedroom, bathroom and kitchen.

The First Floor houses 3 bedrooms, 2 bathrooms and a living room which leads through to a panoramic terrace.

On the Second Floor, there are 2 additional bedrooms, 2 bathrooms and an attic area used for storage.

ENERGY CATEGORY "E", IPE 134.62 kWh/m2 per year.

The property is in perfect condition, ready to move in, finished with quality materials and equipped with an anti-theft system.

The included Land covers an area of 15,000 square meters (1.5 ha), with one part used as a park with swimming pool measuring 10X6 metres and another part used as an olive grove with approximately 700 trees.

The sale also includes a farm outbuilding measuring 30 square metres, located not far from the house, which is currently used for storage of equipment.

DISTANCES: Reggello (3 km, 6 mins), Florence (35 km, 45 mins), Arezzo (50 km, 1 h), Siena (70 km, 1 h 10 mins) The nearest airport is Florence Airport.

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com), to describe the characteristics of your ideal home. We will be glad to help you realize your dream!





Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)