

Ref. 2642 – **RESORT DEI LAGHI**www.romolini.co.uk/en/2642

RESORT WITH PRIVATE FISHING LAKES FOR SALE HALF AN HOUR FROM FLORENCE

Reggello – Florence – Tuscany**VIEW ON OUR WEBSITE****Interiors**
1,569 sqm**Bedrooms**
20**Bathrooms**
29**Swimming pool**
14 x 8 m | 10 x 5 m**Total land**
3.0 ha**Lakes**
3,100 sqm | 3,500 sqm

Very conveniently located in the Tuscan hills between Figline and Reggello, resort for sale. The property consists of several buildings (over 1,500 sqm in total) that include ten guest apartments, a bar and a large restaurant with spacious event rooms. With an area of 3.0 hectares, the property includes two lakes with fishing pitches and two swimming pools for guests.

SUMMARY OF THE PROPERTY

REFERENCE #: 2642 – RESORT DEI LAGHI

TYPE: resort with lakes

CONDITIONS: good

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,569 square meters (16,883 square feet)

TOTAL ROOMS: 36

BEDROOMS: 20

BATHROOMS: 29

ANNEXES: restaurant, bar

MAIN FEATURES: restaurant, lakes with fishing platforms, wooden beams, typical Tuscan finishes, ample windows, swimming pool, parking areas for the guests

EXTERIORS: 3.0 hectares (7.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 8 m | 10 x 5 m

LAKES: 3,100 square meters | 3,500 square meters

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Reggello (5km; 10'), Figline Valdarno (5km; 10') San Giovanni Valdarno (11km; 20'), Montevarchi (17km; 25'), Greve in Chianti (23km; 35'), Gaiole in Chianti (29km; 40'), Florence (36km; 30'), San Casciano in Val di Pesa (42km; 40'), Arezzo (47km; 45'), Siena (66km; 1h 15'), San Gimignano (78km; 1h 15'), Montepulciano (80km; 1h 10'), Pienza (87km; 1h 20'), Montalcino (110km; 1h 40'), Pisa (117km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (53km; 45'), Pisa G. Galilei (114km; 1h 20'), Perugia S. Francesco (131km; 1h 40'), Grosseto C. Baccarini (135km; 2h), Bologna G. Marconi (135km; 1h 30'), Roma Ciampino (258km; 2h 40'), Roma Fiumicino (272km; 2h 45')

RESORT DEI LAGHI

Very conveniently located in the **Tuscan hills** between **Figline** and **Reggello**, **resort** for sale. The property consists of several buildings (over 1,500 sqm in total) that include **ten guest apartments**, a **bar** and a **large restaurant** with spacious event rooms. With an area of **3.0 hectares**, the property includes **two lakes** with fishing pitches and **two swimming pools** for guests.

A small town less than a kilometer from the resort offers basic amenities, while the two towns of Figline Valdarno and Reggello are both about 5 km by road and have all services. The proximity to the **A1 highway** interchange makes it easy to reach Florence in about half an hour and makes it easy for guests to reach the resort.

DESCRIPTION OF THE BUILDINGS

The **residence** (516 sqm – 5,552 sqft, 18 bedrooms and 14 bathrooms), recently built, is inspired by the rural Tuscan style and is divided into ten lovely mini-apartments: each unit has convenient reserved parking, kitchen, television, air conditioning and a splendid view of the lakes.

- **Apt. A** (34 sqm): dining area, equipped kitchen and bathroom;
- **Apt. B** (34 sqm): dining area, equipped kitchen and bathroom;
- **Apt. C** (52 sqm): kitchen, two bedrooms and bathroom;
- **Apt. D** (53 sqm): kitchen, two bedrooms and bathroom;
- **Apt. E** (46 sqm): kitchen, two bedrooms and bathroom;
- **Apt. F** (46 sqm): kitchen, two bedrooms and bathroom;
- **Apt. G** (66 sqm): kitchen, balcony on the lake, two bedrooms and two bathrooms;
- **Apt. H** (60 sqm): kitchen, balcony on the lake, two bedrooms and two bathrooms;
- **Apt. I** (59 sqm): kitchen, balcony on the lake, two bedrooms and two bathrooms;
- **Apt. J** (66 sqm): kitchen, balcony on the lake, two bedrooms and two bathrooms.

The **restaurant** (854 sqm – 9,297 sqft, 6 bathrooms), thanks to its size, is the ideal place to host ceremonies of all kinds (birthdays, weddings, anniversaries, communions and baptisms). The property also offers the possibility of reserving private rooms that ensure maximum privacy. Outside, a spacious paved terrace overlooks the property's lakes. In the basement are two large storage areas (including a loading/unloading area) and service rooms for employees.

Above the restaurant, with access from an independent secondary staircase, is the **owners' apartment** (89 sqm – 958 sqft, 2 bedrooms and 1 bathroom) consisting of large living room with kitchenette, two bedrooms, bathroom and large terrace overlooking the lakes.

Overlooking one of the lakes is then a **bar** (100 sqm – 1,076 sqft, 6 bathrooms) with a spacious loggia for aperitifs, changing rooms with showers and bathrooms serving the pools, and a staff bathroom.

EXTERIOR

The property has about **3.0 hectares (7.4 acres)** of adjoining land, in which are included meadows, woods and the two lakes (3,100 and 3,500 sqm in area, respectively), equipped with numerous platforms that can be used by guests for sport fishing (carp, sturgeon and trout).

The property provides guests with **two outdoor swimming pools**, one in-ground **14 x 8 m** and one above-ground **10 x 5 m** used for children.



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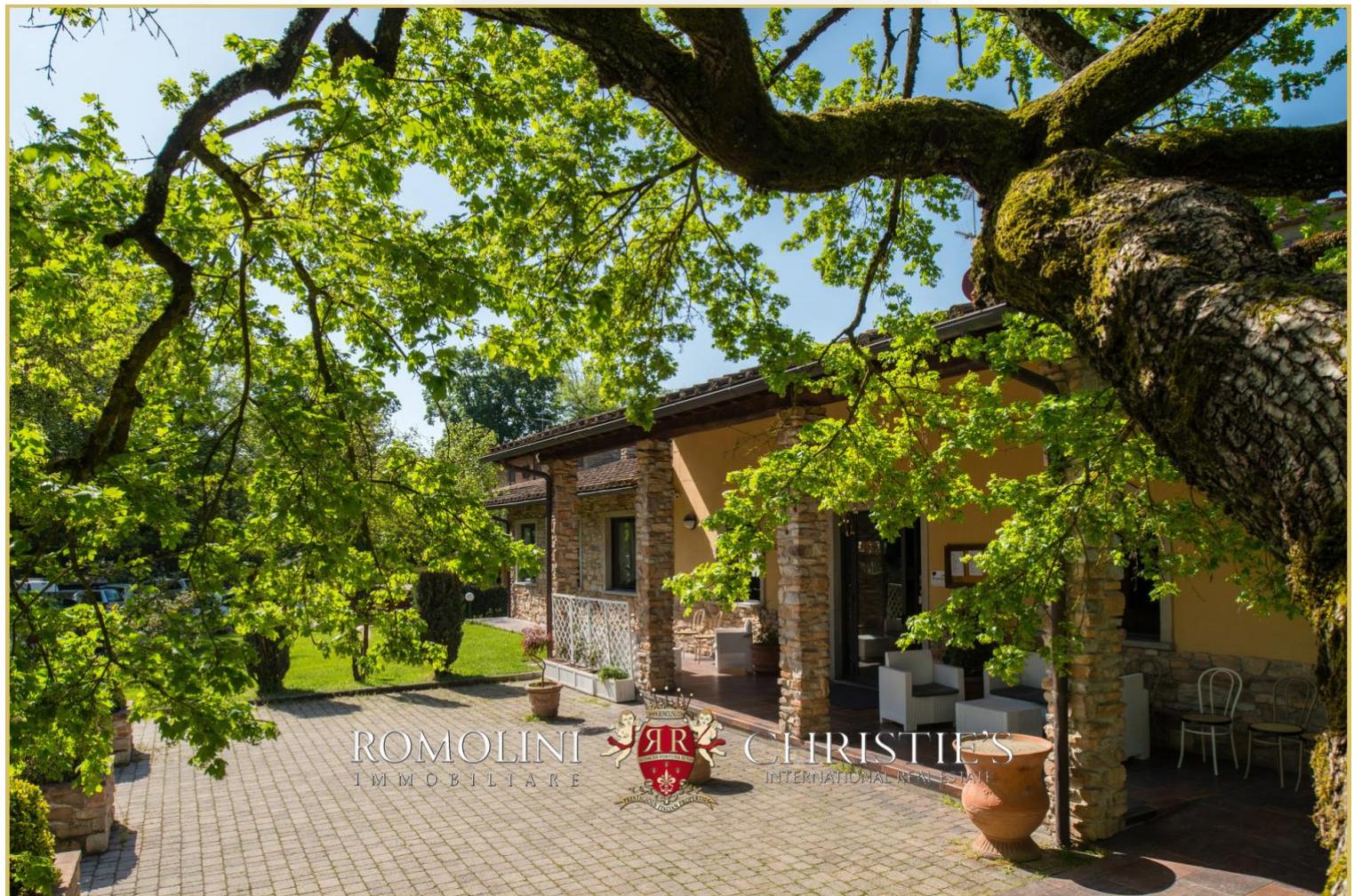
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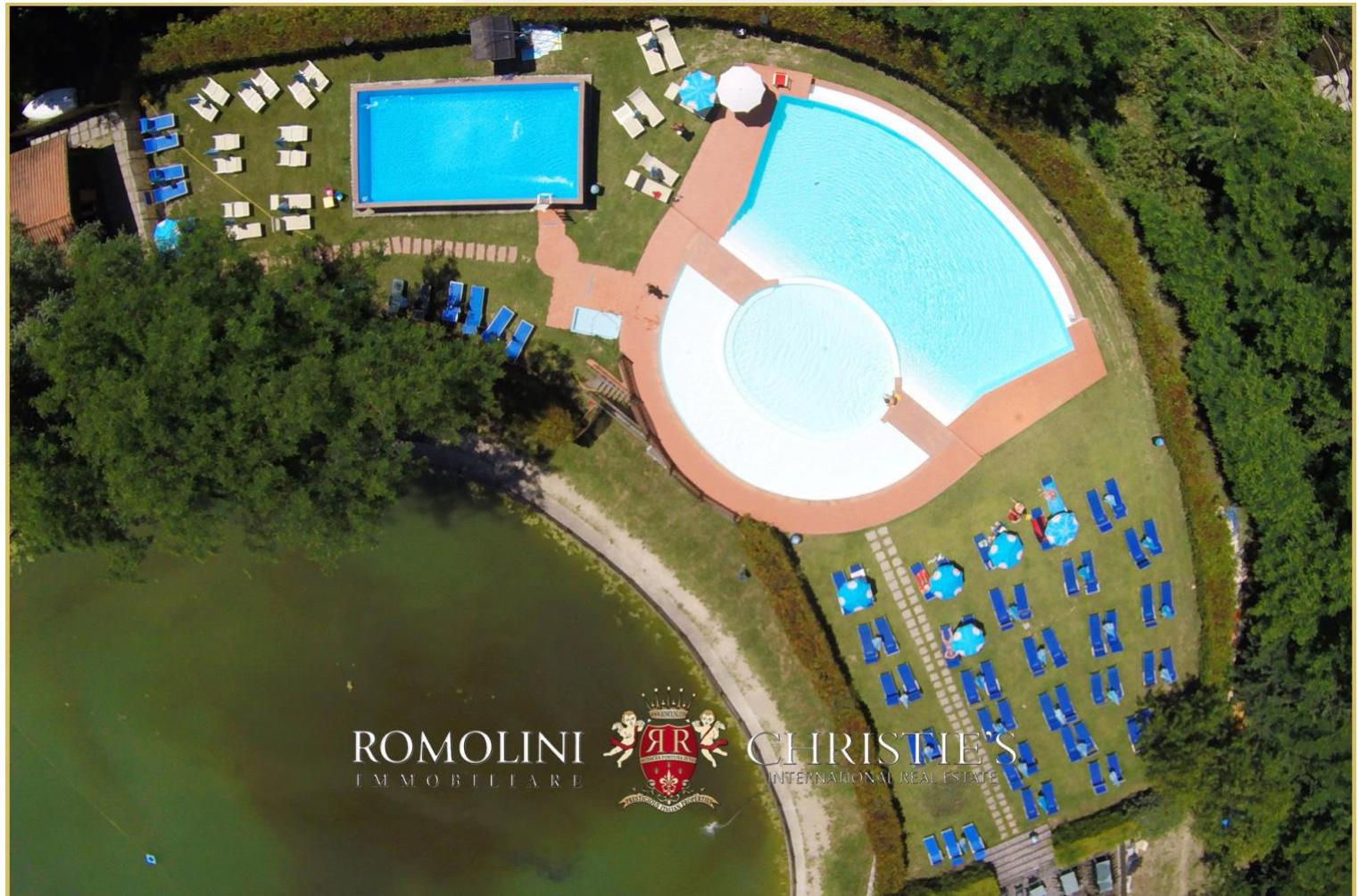
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SU INSTAGRAM

VISITATE IL NOSTRO
CANALE YOUTUBE

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