

Ref. 2776 – **CASALE GUALBERTO**www.romolini.com/en/2776

RUSTIC FARMHOUSE FOR SALE IN A PANORAMIC POSITION IN REGGELLO, 30' FROM FLORENCE

Reggello – Florence – Tuscany**Interiors**
480 sqm**Bedrooms**
5 (up to 8)**Bathrooms**
4 (up to 5)**Total land**
1.3 ha

On the hills of Reggello, about half an hour from Florence and in a very panoramic position, rustic farmhouse with outbuilding and olive grove for sale. The main property is currently divided into two independent apartments (5 bedrooms total) while the annex could be converted into an additional living unit. Completing the property is 1.3 ha of land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2776 – CASALE GUALBERTO

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 480 square meters (5,164 square feet)

TOTAL ROOMS: 17

BEDROOMS: 5 (up to 8)

BATHROOMS: 4 (up to 5)

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, terracotta floors, original fireplaces, wooden beams and fixtures, garden, olive trees, guesthouse, photovoltaic system

EXTERIOR: 1.3 hectares (3.2 acres)

OLIVE GROVE: 2,800 square meters (0.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system (7 kW)

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 97.18 kWh/m²year)

HEATING SYSTEM: radiators + heat pump + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Figline Valdarno (7km; 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')

CASALE GUALBERTO

On the hills of **Reggello**, about half an hour from **Florence** and in a very panoramic position, **rustic farmhouse** with **outbuilding** and **olive grove** for sale. The main property is currently divided into two independent apartments (5 bedrooms total) while the annex could be converted into an additional living unit. Completing the property is **1.3 ha of land**.

The farmhouse is reached by a short stretch of **unpaved road** in excellent condition, about 500 m, and all basic services are available in Reggello (less than 5' drive). From the property it is also very easy to reach the junction of the **A1 highway** that connects Milan to Naples, crossing much of the peninsula.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (394 sqm – 4,239 sqft, 5 bedrooms and 4 bathrooms) is a rustic building on two floors, renovated in Tuscan style with many of the original features intact, and divided into two apartments (one on each floor):

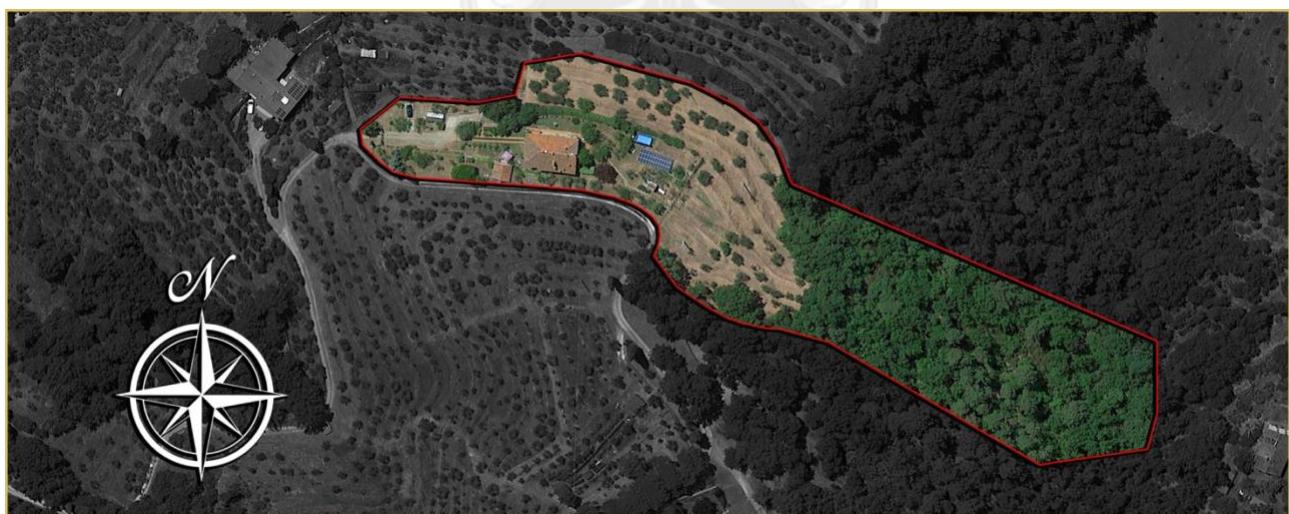
- **Ground floor:** large living room with loggia, eat-in kitchen, two bedrooms, two bathrooms, laundry room and cellar (currently used as a storage room but potentially convertible into a bedroom);
- **First floor:** dining room, double living room, kitchen, three bedrooms, two bathrooms and office space (convertible to bedroom).

Next to the main building is an **outbuilding** (86 sqm – 925 sqft), on two floors, which could be easily converted into a small guesthouse consisting of living area on the ground floor and bedroom with bathroom on the first floor.

EXTERIOR

The farmhouse is completed by **1.3 ha of land**: around the building there is a well-kept **garden of 2,630 sqm** with fruit trees and ornamental plants; on the slope below the house, on the other hand, several **olive trees** (2,800 sqm) are planted, which allow the production of an excellent olive oil for personal use.

On the other hand, the remaining area (about 8,000 sqm that also includes a small plot detached from the main body) is covered by woods.







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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com