

MODERN VILLA WITH POOL FOR SALE IN A PANORAMIC POSITION IN REGGELLO, TUSCANY

Reggello – Florence – Tuscany



Interiors
239 m²

Bedrooms
3 (up to 4)

Bathrooms
5

Total land
1.2 ha

Photovoltaic system
4.86 ha

Solar panels
3.0 kW

Located on a commanding position on the hills surrounding Florence, immersed in an exclusive and private setting surrounded by greenery, this elegant detached villa represents a perfect synthesis of contemporary design, comfort, and nature. The property, finely renovated with the highest quality materials, enjoys absolute privacy and a breathtaking panoramic view of the valley, offering an atmosphere of tranquility and refined elegance just a few minutes from the city.

SUMMARY OF THE PROPERTY

REFERENCE #: 2998 – VILLA MODERNA REGGELLO

TYPE: modern villa

CONDITIONS: newly built

LOCATION: hilly, panoramic

ACCESS: unpaved road (950 m)

INTERIORS: 239 square meters (2,571 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3 (up to 4)

BATHROOMS: 5

ANNEXES: garage

MAIN FEATURES: reinforced concrete structure, ceilings with wooden beams, gres flooring, resin fireplace, windows with integrated alarm system, solar panels, panoramic terraces, porch, private garage, fenced garden, infinity pool

EXTERIOR: 1.2 hectares (3.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected + photovoltaic system (4,86 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: pellet

ENERGY CERTIFICATE:  (EP_{gl, nren} = 83.49 kWh/m²year)

HEATING SYSTEM: pellet boiler + solar panels (3.0 kw)

CLOSEST CITIES AND TOWNS

Reggello (2km; 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

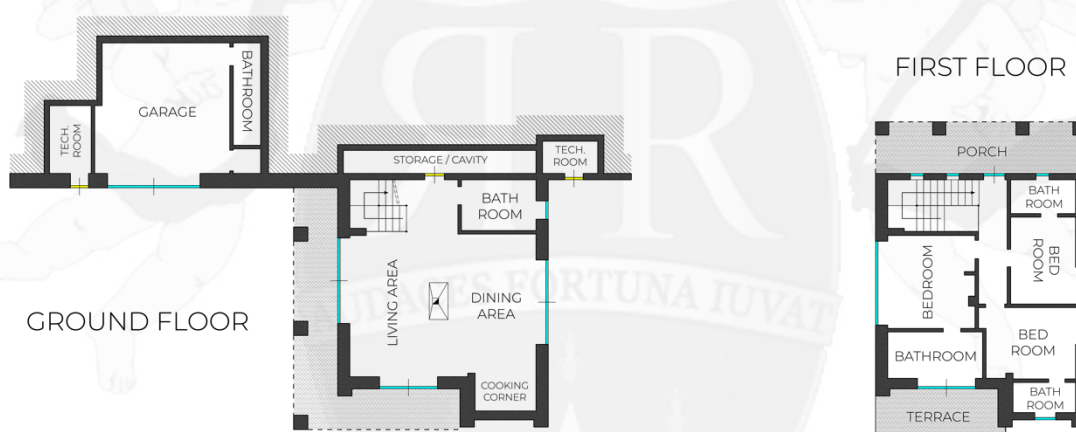
Firenze A. Vespucci (53km; 45'), Pisa G. Galilei (114km; 1h 20'), Perugia S. Francesco (131km; 1h 40'), Grosseto C. Baccarini (135km; 2h), Bologna G. Marconi (135km; 1h 30'), Roma Ciampino (258km; 2h 40'), Roma Fiumicino (272km; 2h 45')

VILLA MODERNA REGGELLO

Located on a commanding position on the hills surrounding **Florence**, immersed in an exclusive and private setting surrounded by greenery, this elegant **detached villa** represents a perfect synthesis of **contemporary design**, comfort, and nature. The property, finely renovated with the highest quality materials, enjoys absolute privacy and a **breathtaking panoramic view of the valley**, offering an atmosphere of tranquility and refined elegance just a few minutes from the city.

The **villa** (181 m² – 1,947 ft²) is spread over two levels. The interior spaces, bright and perfectly arranged, have been designed with particular attention to the quality of materials and aesthetic continuity of the spaces. On the ground floor, there is a large living room dominated by a suggestive double-sided resin fireplace, a scenographic element that harmoniously separates the living area from the modern kitchen, developed on two walls and characterized by essential and contemporary lines. On the same level, there are a bathroom, a technical room, and a comfortable covered loggia ideal for outdoor dining and convivial moments.

A resin staircase leads to the first floor, where the sleeping area consists of three bedrooms and three bathrooms. The rooms, garnished with ceilings with exposed wooden beams, convey warmth and hospitality. Completing the floor is a splendid panoramic terrace with views opening onto the surrounding landscape, offering glimpses of rare beauty.



To complete the property, there is a spacious **garage** (58 m² – 624 ft²) with laundry, easily convertible into a small guesthouse with bathroom.

STATE AND FINISHES

Recent renovation has enhanced the property through the use of natural and durable materials such as stone and *Corten* steel, combined with modern elements such as porcelain stoneware flooring, resin staircase, and fireplace. The villa is also equipped with a **photovoltaic system** (4.86 kW) for electricity production, **solar panels** (3.0 kW) for domestic hot water, and independent heating with a pellet boiler, solutions that guarantee energy efficiency and sustainability.

EXTERIOR

Outside, the property is surrounded by a magnificent **6,700-m² private park** entirely fenced, enriched by a scenographic **12 × 6 m infinity pool** with hydromassage area and solarium zone. The entire area is protected by **state-of-the-art alarm and video surveillance systems**, ensuring maximum security and privacy. Outside the fence, there are some parcels of wooded land about 5,000 m².







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