



COLDWELL BANKER
ITALY

Coldwell Banker 24RE

Via della Vigna Nuova, 16 - 50123 Firenze

P.IVA e C.F.: 06243950968

Tel.: +393496007599

Villa for Sell in Reggello

📍 Via Fano, Firenze, FI

790.000€



Contact info



Coldwell Banker 24RE

Coldwell Banker 24RE

Phone: +393496007599

Email: 24refirenze@cbitaly.it

Description

Restored panoramic villa near Florence

REGGELLO Some homes are simply visited. Others, the moment you step through the gate, evoke a feeling that is hard to describe: the unmistakable sense of finally having arrived exactly where you belong.

Set in a commanding position overlooking the hills above Reggello, surrounded by lush greenery and absolute peace and quiet, this magnificent detached villa, free on all four sides, was built in 2011 and offers approximately 350 sqm of living space, embraced by breathtaking views over the Tuscan countryside.

Time slows down here. The valley stretches before you, nature surrounds every corner of the property, and privacy becomes a rare luxury.

Passing through the elegant wrought-iron electric gate, a charming driveway bordered by beautifully maintained gardens leads to the villa and its spectacular panoramic loggia, the perfect place to relax while enjoying postcard-worthy Tuscan views.

Inside, natural light is the true protagonist. The spacious living room, illuminated by large floor-to-ceiling windows opening onto the loggia, seamlessly blends the interior with the surrounding landscape. At the heart of the home is the elegant masonry kitchen, featuring a large panoramic window and a practical hidden walk-in pantry.

The main floor offers a generous double bedroom with direct access to the loggia and garden, together with an elegant windowed masonry bathroom complete with bathtub and shower.

Upstairs, the private master bedroom opens onto a covered panoramic terrace, ideal for breakfast overlooking the hills or relaxing on warm summer evenings. A second windowed masonry bathroom with shower completes the floor.

The basement level, connected internally yet also benefiting from its own independent entrance, offers exceptional versatility. It includes a spacious tavern room with a beautiful masonry kitchen, a bedroom with private windowed bathroom and walk-in wardrobe, an additional windowed bathroom, a 35 sqm laundry room, and several technical rooms. An ideal solution as an extension of the main residence or as a self-contained apartment for adult children, parents or guests.

Outstanding craftsmanship is evident throughout: premium glazed Impruneta terracotta floors, reinforced security entrance door, certified PVC windows and doors with triple glazing, air conditioning, central vacuum system, security alarm, and construction fully compliant with the latest anti-seismic regulations.

The villa is equally impressive from an energy-efficiency perspective, featuring solar and photovoltaic panels with energy production and storage systems. Its 40 cm clay block exterior walls with internal air chambers provide excellent thermal insulation, while the calcium silicate concrete render ensures maximum breathability.

Outside, approximately 2,200 sqm of fully fenced private grounds surround the villa on all four sides, enhanced by 25 olive trees. A beautiful outdoor dining area with a large stone table, stone seating and a double masonry barbecue creates the perfect setting for entertaining while enjoying spectacular Tuscan views.

Additional features include an artesian well with a 3,500-litre water storage tank, automatic irrigation throughout the garden, and a wrought-iron electric entrance gate.

Yet this villa is far more than an extraordinary home. It also represents an outstanding investment opportunity, already established within the short-term and holiday rental market.

Owning a property of this caliber means securing increasingly rare features: complete independence, generous indoor and outdoor spaces, total privacy, panoramic views, exceptional construction quality, and a privileged location close to Florence and Tuscany's most iconic destinations: Florence is approximately 35-40 minutes away, Florence Airport 45-50 minutes, The Mall Firenze Luxury Outlet just 10-15 minutes, Vallombrosa 20 minutes and the Chianti region around 40 minutes.

Details

 Property ID: CBI162-2997-670	 Surface: 611.00 m²
 Rooms: 12	 Bathrooms: 4
 Energy Class: C	 Bedrooms: 3

Property Features

 Floor: Ground floor	 Current condition: Free upon deed
 Surface: 611.00 m²	 Rooms: 12
 Bedrooms: 3	 Bathrooms: 4
 Kitchen: Habitable	 Balconies: Presente
 Shower: Yes	 Parking space: Uncovered
 Garden: Private,	 Fireplace: Yes
 Terrace: Present	 Parquet : Yes

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images









