



Vinci

FI - Toscana

€ 155.000

Lovely stone house with a fantastic view, located near Vinci

Charming 2 storey semi-detached house is part of an old olive farm in stone, transformed into a total of 3 separate units, located just a few km from Leonardo da Vinci's birthplace - the town of Vinci - in the countryside not far from Florence.

From here, you enjoy the most wonderful view of the beautiful Tuscan countryside with olive trees, vineyards and breathtaking hills and towns as far as the eye can see.

The cozy home was thoroughly restored in 2007 and has since been well maintained through the years. It has two large, private terraces - perfect for a break during hot summer months.

The property is in every way a little gem with approx. 1800 sqm. land with cherry, peach, walnut and fig trees, as well as olive trees, from which you can make your own amazing olive oil!

2007	2	1	2	2	1780	59	G

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REF. NO.
CH 108

PROPERTY TYPE
Semi-detached house

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property was completely and tastefully renovated in 2007, and was originally part of an old olive oil farm.

To the property belongs two large terraces, each with a lovely view, of which one has a small outdoor kitchen.

The other terrace is shielded off from the surrounding properties, to ensure absolute privacy.

On the property is a small tool shed, which also has plenty of room for outdoor furniture cushions during the cold months.

A small outdoor shower and a wood shed also belong to the property.

The current heat source is a wood burning stove. Installing two heat pumps would be sufficient to heat the place in colder months.

The home is move-in ready.

SURROUNDING AREA

The property is located only a couple of kilometers from the town of Vinci, birth place to the famous artist, Leonardo da Vinci.

About one km from the property lies the small village of Fornello, where there's a coffee bar and a pizzeria.

In Vinci you will find a good selection of restaurants, shops and a small supermarket. The town has a weekly market and there are many cultural offers throughout the year.

The area is the perfect base for excursions, whether you want to go to the beach, go sightseeing or want to visit a vineyard or an olive mill.

The cities, Florence, Pistoia, Montecatini Terme and Prato, are all less than an hour drive from the property - the same goes for the airport of Florence and Pisa, while the airport of Bologna is only an hour and a half away.

PROPERTY INFORMATION

Location	Vinci
Province	FI
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	2007
Year restored	2007
Surface area (sqm)	1780
Living space (sqm)	59
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	Yes
Terrace	Yes
Basement	No
Garden	No
Swimming pool	No
Parking	Yes
Primary heat source	Wood stove
Energy label (EU)	G
Height above sea level (meters)	257
View	Olive/wine fields
Access road to property	Gravel road
Distance from main road (meters)	500
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Pistoia, Montecatini, Prato