



Vinci

FI - Toscana

€ 815.000

Partially renovated Tuscan stone house with amazing view, within walking distance of Vinci

Beautiful, 300 sqm farmhouse in stone, located privately in the hills of Vinci with stunning panoramic views, a short walk from the town center. The property can be dated back to 1400, and has undergone a partial renovation in traditional Tuscan style, with exposed stone walls, terracotta floors, wooden ceiling beams, etc. All technical installations are state of the art, and the house comes with a brand new photovoltaic system, keeping energy spending low and sustainable. The building, currently one living unit, can easily be divided into two separate units; a main part (200 sqm) with entrance hall, large living room, kitchen, 2 bedrooms, 2 bathrooms and a large panoramic terrace with an amazing view; a smaller unit of approximately 90 sqm which can be further divided into two smaller apartments each consisting of living room / kitchen, bathroom and bedroom and private entrance. Possibility to create great outdoor areas and establish a pool.

1400	2	4	4	10	55000	300	

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10/12/2024

REF. NO.
CH 182

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house is in the final stages of renovation, but still needs some last details fixed. It will be sold in its current state.

Landscaping of the land adjacent to the house is not included, but large parts have already been levelled, making it easy to establish a pool, a parking area etc.

The property consists of 5.5 ha of land with 400 olive trees, forest and arable land.

The property is currently a single unit, but has been renovated in a way that it can easily be converted into two living units of about 200+90 square meters, each with their own entrance.

SURROUNDING AREA

The property is located only one kilometer from the town of Vinci, famously known as the birth place of the famous artist, Leonardo da Vinci.

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	Detached house
Year built (estimated)	1400
Year restored	2024
Surface area (sqm)	55000
Living space (sqm)	300
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	4
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Solar power
Energy label (EU)	
Height above sea level (meters)	110
View	Nature/hills
Access road to property	Partially paved gravel road
Distance from main road (meters)	500
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Pistoia, Montecatini, Pisa