



# Vinci Loc. Faltognano

€ 899.000

FI - Toscana

Beautifully restored property with pool and a fabulous view

This fantastic Tuscan stone house is situated in beautiful green settings on the hills of Vinci. The house has been completely and tastefully restored with high quality materials and great respect for the original style. The ground floor consists of a large open space that contains a lovely living room with a fireplace and a kitchen with a dining area, from which there is direct access to a large terrace with the most amazing view. On the first floor there are two large bedrooms and an additional two spacious bathrooms. On the second floor a bathroom and a chamber. From all the rooms, there is a view of olive trees and traditional tuscan landscape. The basement consists of a large room that may be used as a guest room, as well as a technical/storage room with plenty of space. The well-maintained outdoor areas consist of a small garden, a large courtyard with space for several cars and a beautiful terrace with a large swimming pool, where you can enjoy the tranquility that characterizes the property.

1600	4	4	5	9	300	210	G

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11/12/2024

REF. NO.  
**CH 238**

PROPERTY TYPE  
**Detached house**



### GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house has been completely and tastfully renovated with special attention to preserving the original details of the house, while at the same time creating a fully functional and modern home.

The house is in perfect conditions and it is move in ready.

The garden is very well-maintained, and it is clear that efforts have been made to create a relaxing atmosphere both on the terrace in front of the house, and in the inviting pool area.

The property has a large, covered terrace, suitable for installing a nice outdoor kitchen, allowing you to spend more time outdoors, and be able to enjoy the amazing view and beautiful sunsets even better.

### SURROUNDING AREA

The property is located in the sought-after area of Faltognano, only a couple of kilometers from the town of Vinci, birth place to the famous artist, Leonardo da Vinci.

The area boasts amazing views, traditional tuscan countryside charm and a favorable location with all necessities and amenities nearby.

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 Loc. Faltognano
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1600
Year restored	2000
Surface area (sqm)	300
Living space (sqm)	210
Levels	4
Bedrooms	5
Bathrooms or half bathrooms	4
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	350
View	Olive/wine fields
Access road to property	Paved road
Distance from main road (meters)	100
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Prato, Lucca, Pistoia