



# Vicchio

FI - Toscana

€ 200.000

Interesting renovation project located in the beautiful Mugello Valley

Beautiful property located in panoramic settings in the Mugello Valley just 10 minutes by car from the charming town of Vicchio, with all services close at hand.

The property - part of a small borgo and free on three sides - consists of a barn, a semi detached farmhouse and a small annex near the main building. The three units measure a total of approximately 470 square meters.

The buildings need a complete restoration, and an already approved building project exists. There are excellent possibilities for recovering and reusing materials such as the ancient terracotta and stone stairs. Many typical details have been preserved, such as the large fireplace and the pizza oven.

The property consists of 1.5 hectares of land, with the possibility of purchasing additional land up to 6 hectares.



1700



2



18



15000



470



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REF. NO.  
**CH 252**

PROPERTY TYPE  
**Restoration project**

### GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property is in need of a complete restoration.

It is possible to buy extra land (up to approximately 6,5 hectares), in addition to the 1,5 hectares already included in the property.

An already approved building project for the property exists .

### SURROUNDING AREA

Mugello is a beautiful area northeast of Florence, known for being home to the famous Mugello motorsport circuit, for its' charming typical Tuscan restaurants serving fantastic food, and of course for its' beautiful landscape with hills and mountains and lovely small towns.

Vicchio is located along the railway between Firenze and Borgo San Lorenzo, with several daily departures in each direction.  
From Borgo San Lorenzo there are further connections to Bologna and Faenza.

The motorway and the famous fashion outlet in Barberino are only 20 minutes away, and you can reach Florence within less than an hour.

### PROPERTY INFORMATION

Location	Vicchio
Province	FI
Region	Toscana
Property type	Restoration project
Year built (estimated)	1700
Year restored	
Surface area (sqm)	15000
Living space (sqm)	470
Levels	2
Bedrooms	
Bathrooms or half bathrooms	
Balcony	No
Terrace	No
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	
Energy label (EU)	
Height above sea level (meters)	240
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	46
Nearest grocery store (km)	2
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Borgo San Lorenzo, Firenze, Bologna