



Vicchio

FI - Toscana

Charming farmhouse with lots of privacy, located in beautiful green settings

€ 495.000

The property is located in the beautiful Mugello area, right between Florence and Bologna, only a five minute drive from the charming town Vicchio, close to all local amenities.

The property consists of a large well maintained main house, which can be used as is, with four bedrooms and several spacious living rooms where the whole family can spend time together. Additionally, there is a charming barn building of approximately 100 sqm, which can possibly be converted into a nice guest house, perfect for accommodating friends and family.

There are plenty of opportunities to personalize the two buildings, as the original layout and many typical details, such as the large open fireplace and the built-in pizza oven, have been preserved.

1900	2	3	4	13	99000	226	G

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Real Estate

2011/2023

REF. NO.
CH 267

PROPERTY TYPE
Detached house

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property is move in ready, and the interior is very well maintained, while the facade and exterior could use a minor fix-up.

The one and a half kilometer gravel road leading up to the property from the main road is partly public, partly private, and is in need of some repair and maintenance.

Possibility to apply for a permit to build a swimming pool on the property.

It is possible to make an agreement with a local farmer, to look after the farmland. The current owner is open to discussing the possibility of purchasing the property with less land.

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	Detached house
Year built (estimated)	1900
Year restored	
Surface area (sqm)	99000
Living space (sqm)	226
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Wood stove
Energy label (EU)	G
Height above sea level (meters)	210
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	1500
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Vicchio, Firenze, Prato, Bologna