



Faltognano, Vinci

FI - Toscana

€795.000

Lovely Tuscan farmhouse with barn building and swimming pool, located on the hills of Vinci

Beautiful semi-detached farmhouse and barn, surrounded by approximately 2 hectares of olive grove. The main building is divided into two apartments of approximately 90 meters each, which can easily be joined together. Both apartments have two bedrooms, living room, dining area and kitchen and there is a total of five bathrooms between the two units. The outdoor spaces are well maintained and consist of a large courtyard adjacent to the house, with space for several cars, two beautiful terraces and a lovely pool area, where you can enjoy the tranquility that characterize the property. Adjacent to the pool area is the partially renovated barn - perfect for creating a beautiful "guest house" to host family and friends. The units are currently registered individually as two apartments and a barn, but the property is sold in its entirety.

1880	2	5	4	13	20000	250	G

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REF. NO.
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PROPERTY TYPE
Semi-detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property's buildings are currently registered as three individual units but the price refers to the entirety of the property, sold as a 'bulk' solution.

The main house was renovated in 2004, while the renovation of the exterior of the barn (partially renovated inside) took place in 2022. The swimming pool was installed in 2019.

The heating source is a pellet and LPG stove. The house is connected to the aqueduct and the electricity grid.

The property consists of 2 hectares of land with olive trees

All rooms are equipped with a bathroom, making the house interesting for those looking for a property to rent to tourists as an investment.

The property is fenced in and has an automatic access gate.

SURROUNDING AREA

The property is located in the popular area of Faltignano, only a few minutes from Vitolini, Vinci and Sovigliana, where you will find a vast selection of restaurants, shops, supermarkets, bars etc.

The area boasts breathtaking views, landscapes typical to the Tuscan countryside and a convenient location with all services nearby.

The property has a central position for reaching major cities and attractions of Tuscany, the A11 and A1 motorways and the SGC Florence-Pisa-Livorno expressway.

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

The house is easily accessible via a short, well maintained gravel road.

PROPERTY INFORMATION

Location	Faltignano, Vinci
Province	FI
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	1880
Year restored	2004
Surface area (sqm)	20000
Living space (sqm)	250
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	5
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	250
View	Olive/wine fields
Access road to property	Gravel road
Distance from main road (meters)	500
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, Pistoia, Prato, Empoli