



Vinci, Loc. Santa Lucia

FI - Toscana

€ 798.000

**Beautiful renovated tuscan farmhouse
in stone with original features and a
wonderful view**

Just a short distance from Vinci and a few minutes away from Leonardo da Vinci's birthplace we find this lovely country house surrounded by woods and olive groves. The location of the house guarantees privacy and tranquillity as it is located at the end of a short dirt road, with only one neighbor nearby. The house has undergone a total renovation during the course of the past 10 years with attention to maintaining the soul of the original, historic house. Traditional details such as exposed wooden beams, brick vaulted ceilings and fireplaces have therefore been preserved during the renovation. Modern energy solutions have been installed throughout the home. The 200 sqm house has a great layout with spacious entrance, cozy living room, dining room, bathroom and farm style kitchen on the ground floor and four large bedrooms and two bathrooms on the first floor. A large garden with a lovely view of the private olive grove surrounds the home.

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|------|---|---|---|---|----------------------|--------------------|----|
| | | | | | | | |
| 1800 | 2 | 3 | 4 | 8 | 15000 M ² | 200 M ² | A1 |

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18/4/2024

REF. NO.
CH 271

PROPERTY TYPE
Detached house

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The farmhouse has been completely renovated within recent years, with attention to detail and the preservation of original features, such as the wooden ceiling beams and the exposed stone walls.

Modern installations ensure a low energy consumption, which is reflected in the A+ energy certificate - rarely seen in older Italian homes. The house has under floor heating installed.

The house is in excellent conditions, and can be used as is. The outdoors still need to be defined, but there is great potential for putting your own mark on the place, and creating a lovely garden, terraces etc.

The garden surrounding the house has a great view of the the beautiful landscape and the one hectare olive grove that comes with the property along with a small piece of forestland.

The neighboring property - a small renovated barn building - is located behind the house in a way that you are assured complete privacy, without your feeling isolated.

SURROUNDING AREA

The property is located only a couple of kilometers from the town of Vinci, birth place to the famous artist, Leonardo da Vinci.

Located in the small village of Santa Lucia, the property is only a few hundred meters from Leonardo's famous birth place, Anchiano.

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

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|----------------------------------|---------------------------------|
| Location | Vinci, Loc. Santa Lucia |
| Province | FI |
| Region | Toscana |
| Property type | Detached house |
| Year built (estimated) | 1800 |
| Year restored | 2016 |
| Surface area (sqm) | 15000 |
| Living space (sqm) | 200 |
| Levels | 2 |
| Bedrooms | 4 |
| Bathrooms or half bathrooms | 3 |
| Balcony | No |
| Terrace | Yes |
| Basement | Yes |
| Garden | Private |
| Swimming pool | No |
| Parking | Yes |
| Primary heat source | Electric heat pump |
| Energy label (EU) | A1 |
| Height above sea level (meters) | 210 |
| View | Olive/wine fields |
| Access road to property | Gravel road |
| Distance from main road (meters) | 300 |
| Nearest airport | Firenze |
| Distance to nearest airport (km) | 40 |
| Nearest grocery store (km) | 3 |
| Nearest restaurant (km) | 3 |
| Cities nearby (less than 1 hour) | Firenze, Pistoia, Empoli, Prato |