



Figline Valdarno

FI - Toscana

€ 640.000

Charming Tuscan Farmhouse with annex, large investment potential and great location near Florence

Lovely property perfectly located in one of Tuscany's most favored areas, close to Incisa Valdarno and Figline Valdarno and just a short drive from Florence.

Traditional Tuscan farmhouse with great terraced outdoor areas with green, cozy nooks and complete privacy. The house features 400 sqm of living space, very large rooms and well-preserved traditional elements, such as terracotta tiled floors, exposed ceiling beams and arched openings between rooms, adding warmth and character to the place. The property includes a 2-storey, 46 sqm barn that can easily be converted in an apartment, perfect for hosting guests and family. While the entire property requires total renovation, it presents an exciting canvas for those looking to create their dream home or make an investment. The property stands out not only for its idyllic setting and substantial size but also for its proximity to Florence, making it a compelling choice for developers and private buyers alike.



1900



2



6



7



25



77000



450



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REF. NO.
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PROPERTY TYPE
Restoration project



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The farmhouse as well as the barn have already been registered for residential purposes, a considerable saving for a future buyer or investor.

It is possible to create several separate living units each with private patio and outdoor space.

The current owner has maintained the surrounding garden and land very well, and thus already provided the perfect frames for easily creating a lush garden, a swimming pool area and terraces and patios, perfect for lunches, dinners, entertainment and relaxation.

The property has great potential as a retreat for those seeking absolute privacy while still having everything nearby, but also as an excellent investment opportunity for tourism or hospitality services, due to its strategic proximity to some of Tuscany's most important attractions and the area's extensive offer of wine and gastronomy related activities.

SURROUNDING AREA

The property is located in the heart of Tuscany, in an area that promises an unforgettable experience for those seeking a blend of natural beauty, cultural richness, and culinary delights. Surrounded by rolling hills and vineyards, the area is ideal for outdoor enthusiasts, and perfect for exploring the numerous hiking and biking trails that provide stunning views of the Tuscan countryside. Located right on the border between Chianti Colli Fiorentini and the famous Chianti Classico region, the area offers a wide selection of wine tours and tastings at some of Italy's most prestigious vineyards.

The property is the perfect starting point for excursions to most of Tuscany's famous attractions and destinations. The property is conveniently located near major highways, making it easy to explore the broader region of Tuscany and beyond. The A1 Autostrada is easily accessible, connecting you to Florence and Rome. The nearest airport is Florence Airport (Amerigo Vespucci), approximately 45 kilometers away, offering both domestic and international flights. Pisa International Airport (Galileo Galilei) is about 110 kilometers away, providing additional flight options. Whether you're seeking a tranquil escape or a base for exploring the wonders of Tuscany, this wonderful property offers an idyllic setting with convenient access to some of Italy's most cherished destinations.

PROPERTY INFORMATION

Location	Figline Valdarno
Province	FI
Region	Toscana
Property type	Restoration project
Year built (estimated)	1900
Year restored	
Surface area (sqm)	77000
Living space (sqm)	450
Levels	2
Bedrooms	7
Bathrooms or half bathrooms	6
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Other
Energy label (EU)	G
Height above sea level (meters)	298
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	55
Nearest grocery store (km)	3
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Firenze, Siena, Incisa, Greve in Chianti