



# Vinci

FI - Toscana

€ 690.000

## Charming Tuscan farmhouse near Vinci - Ideal as a holiday home or investment opportunity

Located just 2 kilometers from the town of Vinci, this stunning farmhouse offers the perfect blend of authentic Tuscan charm, privacy and modern convenience. The property consists of two separate units, sold together, with the possibility to easily combine them into one large residence. Both units reflect the traditional Tuscan farmhouse style, featuring terracotta floors, vaulted ceilings, and exposed wooden beams. Both units have undergone renovation within the past 10 years, with special attention to enhanced energy efficiency such as insulation of the exterior walls and the installation of a photovoltaic system. Combined, the house offers four large bedrooms, two cozy chambers, spacious kitchens and living rooms and 3 bathrooms. Both units have direct access to a large private garden, offering breathtaking views of the surrounding olive groves and vine fields.

1600	2	3	6	17	1000	322	G

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30/10/2024

REF. NO.  
**CH 283**

PROPERTY TYPE  
**Detached house**

### GENERAL INFORMATION AND ADDITIONAL BENEFITS

Both units have undergone a recent renovation, including improved insulation of the exterior walls for enhanced energy efficiency.

A shared photovoltaic system has been installed on the roof, providing sustainable energy savings for both units – an excellent feature for those seeking an eco-friendly, cost-efficient home.

### SURROUNDING AREA

The property is ideally situated for discovering all that Tuscany has to offer. The nearby village of Vinci, the birthplace of Leonardo da Vinci, is just minutes away and offers cultural attractions, museums, and local dining experiences. Whether you want to explore Tuscany's rich history, embark on wine tours, or simply unwind in the peaceful countryside, this home offers a perfect starting point. For those who enjoy exploring nature, Vinci is surrounded by scenic walking and cycling paths. Vinci is well connected to major transportation routes. The FI-PI-LI (Florence-Pisa-Livorno) expressway, is about 15 minutes away, providing easy access to all parts of the region. Day trips to iconic cities such as Florence (45 minutes), Pisa (1 hour), and Siena (1,5 hours) are easily accessible, as well as half-day excursions to the Chianti wine region. Florence's Amerigo Vespucci Airport is just 45 minutes away by car. Pisa International Airport, which offers more international flights, is about 1 hour away. Vinci's proximity to major Tuscan cities and airports, combined with its peaceful, rural setting, makes it an ideal destination for those looking to explore all of Tuscany.

### PROPERTY INFORMATION

Location	Vinci
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1600
Year restored	2014
Surface area (sqm)	1000
Living space (sqm)	322
Levels	2
Bedrooms	6
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Floor heating
Energy label (EU)	G
Height above sea level (meters)	100
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Pisa, Pistoia, Empoli