



# Larciano

PT - Toscana

**Charming Tuscan holiday home with access to pool and a beautiful panoramic view**

**€ 330.000**

Located in the beautiful hills of Tuscany, this restored townhouse offers breathtaking views of the historic Larciano Castello. The property, once part of an old olive farm, combines authentic Italian charm with modern comfort.

The home, approximately 110 m<sup>2</sup>, features an open ground floor with a cozy living room, dining area, and fully equipped kitchen. On the first floor, there are two large, bright bedrooms and a spacious bathroom. One of the bedrooms has access to a large attic space, ideal as a guest room or additional living area. With two private terraces and a garden, there is ample opportunity to enjoy the weather and surroundings.

As part of a well-managed owners' association with nine members, you will have access to a shared swimming pool with stunning views, as well as an olive grove that produces high-quality olive oil each year.

2009	3	1	2	4	60	110	

Via Giovanni XXIII, 18  
50059 Vinci (FI)

Tel. +39 0571 56253

[www.ChangeHome.com](http://www.ChangeHome.com)  
[RealEstate@ChangeHome.com](mailto:RealEstate@ChangeHome.com)

P.IVA & C.F.: 07041950481

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7/2/2025

REF. NO.  
**CH 294**

PROPERTY TYPE  
**Semi-detached house**



### GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property is part of a well-managed and stable owners' association with a total of nine homes.

The common expenses are approximately €240 per month and include maintenance of the pool and all outdoor areas – both shared and private.

A cleaning service is available upon request

The caretaker lives permanently on the property, ensuring that someone is present year-round

The complex has a small olive grove. The owners gather for a week in October to harvest the olives, and all get a share of the delicious olive oil

### SURROUNDING AREA

Despite its peaceful location, the property is only 2 km from Larciano, where you will find restaurants, cafés, shops, and a weekly market. The nearby village of Larciano Castello adorns the view from the lovely pool area and is well worth a visit with its narrow, charming streets and stunning panoramas.

With just a 40-minute drive to Florence and even shorter distances to Pistoia, Montecatini Terme, and Prato, there are plenty of experiences to suit all tastes. Explore local wineries, savor Tuscan cuisine, or relax in Montecatini's famous thermal baths. The surrounding hills are perfect for hiking and cycling.

The property is accessible via a well-maintained gravel road and offers the perfect opportunity to unwind in peaceful, beautiful surroundings while still having Tuscany's greatest attractions within easy reach.

### PROPERTY INFORMATION

Location	Larciano
Province	PT
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	2009
Year restored	2009
Surface area (sqm)	60
Living space (sqm)	110
Levels	3
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	
Height above sea level (meters)	175
View	Olive/wine fields
Access road to property	Gravel road
Distance from main road (meters)	2
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, Montecatini