



Faltognano, Vinci

FI - Toscana

€ 880.000

Charming Tuscan villa with stunning views and great outdoor spaces

Located in the picturesque hills of Faltognano, near Vinci, this beautifully maintained Tuscan stone villa offers breathtaking views of the surrounding countryside. With its traditional charm combined with modern comfort, the property is perfect for those seeking tranquility and authenticity with everything that Tuscany has to offer nearby. i

The villa, approximately 240 m², has a warm and welcoming atmosphere, with classic Tuscan farmhouse features such as exposed wooden beams, a pizza oven and two rustic fireplaces. Set on a small piece of land, primarily composed of an olive grove, the property offers a true taste of Tuscan rural life.

The outdoor spaces provide ample opportunities to enjoy the stunning surroundings. There is great potential to create a panoramic pool and sun deck, making the most of the villa's breathtaking views.



1600

2

3

4

10

10000

240

F

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

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REF. NO.
CH 295

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The home was completely renovated in the early 2000s, and in recent years, several energy-saving improvements have been made, including the installation of a new boiler, additional insulation on north-facing walls, and solar panels with an accumulator to enhance sustainability.

The villa's layout allows for flexible use, with part of the house currently registered for tourism rentals and the possibility of creating two separate rental units.

SURROUNDING AREA

Despite its serene location, the property is just a short drive from Vinci, the birthplace of Leonardo da Vinci, where you will find charming cafés, restaurants, a golf course and cultural attractions.

The hills surrounding Faltognano are perfect for outdoor enthusiasts, offering scenic hiking and cycling trails with panoramic views. Food and wine lovers can enjoy local wineries, olive oil tastings, and family-run agriturismos serving authentic Tuscan dishes.

Faltognano's central location makes it an excellent base for exploring some of Italy's most famous cities and reaching the region's airports:

Florence (40 km / 50 min), Pisa (55 km / 1 hr), Lucca (50 km / 50 min), San Gimignano & Chianti (60-70 km / 1 hr - 1.5 hrs)

Florence Airport (Amerigo Vespucci) – 45 km / 45 min

Pisa International Airport (Galileo Galilei) – 60 km / 1 hr

With easy access to all Tuscany has to offer, this villa is the perfect blend of seclusion and convenience—whether you're looking for a private residence, a vacation home, or an investment in Tuscany's thriving rental market.

PROPERTY INFORMATION

Location	Faltognano, Vinci
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1600
Year restored	2000
Surface area (sqm)	10000
Living space (sqm)	240
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	F
Height above sea level (meters)	300
View	Olive/wine fields
Access road to property	Paved road
Distance from main road (meters)	30
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, Empoli, Pistoia, Lucca