



Porciano

PT – Toscana

**Rustic stone farmhouse with garden
and views**

€ 190.000

Located just outside the quiet hamlet of Porciano, near Vinci in Tuscany, this traditional stone farmhouse offers a peaceful setting with open views over the surrounding countryside. The property is a corner farmhouse (free on three sides) of approximately 115 sqm, retaining original features such as stone walls and a fireplace. It's well suited as a holiday home or a simple country retreat. The ground floor of the house consists of an entrance, a spacious living room, kitchen with fireplace, a bathroom and a cellar with space for storage. The first floor has two bedrooms, a bathroom, a small terrace with a lovely view. Outside, the house is surrounded by a private garden with olive trees, and a covered loggia. A suitable choice for those looking for a quiet location with easy access to local culture and amenities.



1880



2



2



2



4



500



115



G

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REF. NO.
CH 306

PROPERTY TYPE
Semi-detached house

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house is ready to use but could benefit from some modernization, both indoors and outdoors.

SURROUNDING AREA

Porciano is a small, historic village near the town of Vinci, known for its connection to Leonardo da Vinci. The area offers typical Tuscan scenery-vineyards, olive groves, and woodland—and is within reasonable distance from larger towns like Empoli, Florence, and Pisa.

PROPERTY INFORMATION

Location	Porciano
Province	PT
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	1880
Year restored	
Surface area (sqm)	500
Living space (sqm)	115
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	2
Balcony	Yes
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	280
View	Nature/hills
Access road to property	Partially paved gravel road
Distance from main road (meters)	200
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, Montecatini, Lucca