

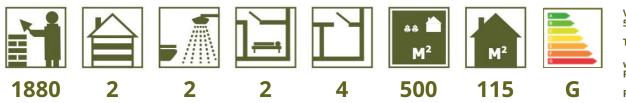


Porciano

PT – Toscana

Rustic stone farmhouse with garden

and views



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.

Via Giovanni XXIII, 18 50059 Vinci (Fl)

€ 190.000

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REF. NO.PROPERTY TYPECH 306Semi-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 |
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