



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Vinci ! Attractive villa with pool and olive grove between Lucca and Florence I Real estate Tuscany



IT-C524-KA

Panoramic view
50059 Vinci
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	50059
Country	Italy
City	Vinci
Additional geographical information	Florenz
Living space	approx. 250 m ²
Number of rooms	6
Plot size	approx. 40.000 m ²
Number of bedrooms	3
Number of bathrooms	3
Asking price	950.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Vinci hillside location, on the beautiful hills of Leonardo da Vinci, in a green and very picturesque area, with absolute privacy, lays this casale with swimming pool and olive grove.

The farmhouse has an area of approx. 250 sqm and is currently divided into two independent units, which can easily be combined again if required:

- Ground floor flat with hallway, kitchenette, dining room, bathroom, living room with fireplace, another large living room, large bedroom, bathroom with tub and shower:
- First floor flat with access via an external staircase, consisting of a large central hallway, bathroom, two double bedrooms, one of which has an en suite bathroom, utility room, kitchen with large living room with fireplace.

The house is equipped with various other rooms, including a cosy room that can also be used as a cellar/storage room, a beautiful porch, an old fireplace with the typical brick vault.

The property has a large plot of land of about 4 hectares, which completely surrounds the building and on which there are about 300 olive trees.

The farmhouse is set in a large fenced garden of about 5,000 sqm with numerous plants, flowering shrubs and perennials of medicinal plants. Two pergolas with panoramic views, a wood-burning oven, a small shed for laundry and others for storing garden tools are strategically placed in different areas of the garden.

The swimming pool is located in a beautiful panoramic position, measuring 12x6 metres and without chlorine, surrounded by a sun terrace with a pool house.

The house was renovated in 2000 with excellent finishes.

For more offers please consult our web site www.real-estate-italy.com.

Location

The property is located in a beautiful hilly area, about 4 km from the centre of Vinci.

The property is centrally located to reach the main towns and villages of Tuscany:



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

- 45 minutes by car from Pisa airport
- 45 minutes by car from Florence
- 35 minutes by car from Lucca
- 30 minutes by car from Pistoia
- 25 minutes by car from Montecatini Terme
- 10 minutes by car from Empoli - SGC train station Florence-Pisa-Livorno



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.