



**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

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

## 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](http://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:

- 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



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**Your contact person**

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