



## listing



### Στοιχεία μεσίτη

Όνομα:	Arrighi Maira
Όνομα εταιρείας:	IL PUNTO IMMOBILIARE
Χώρα:	Italy
Experience since:	1999
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 439,000

### Τοποθεσία

Διεύθυνση:	Larciano, PISTOIA, Italy
Δημοσιεύθηκε:	26/06/2024

Περιγραφή:

LIVING IN TUSCANY - LARCIANO - (Ref. V0305)

Ancient Tuscan farmhouse, in the Montalbano hills, near Vinci, the town where the famous scientist and inventor Leonardo da Vinci was born in the mid-1400s.

The property is immersed in the green hills, among olive groves and vineyards, with a fantastic panoramic view of the typical Tuscan countryside.

The farmhouse, like the small medieval village where it is located, has ancient origins, already depicted in some drawings by Leonardo da Vinci, and one can still see today, visible on the external facades, the signs of the past, in which the farmhouse undergone transformations, additions or expansions. Signs that can easily be seen in the arrangement of the stones themselves.

A unique property with absolute character and charm, still today a testimony to a bygone time, but highly appreciated and sought after on the real estate market today.

The farmhouse is free on 4 sides, partly adjacent to the road, and has a surface area of approximately 440



m2, and comes with large land of approximately m2. 19,000, with 445 olive trees, still in production from which an excellent oil is obtained, as well as a small part of the forest.

The farmhouse is divided into 2 real estate units, the first consisting of the main house which is already habitable, while the second unit, the "farmer's house", requires modernization works. Finally, the property is completed by a large room, consisting of an old shop, which still maintains its opening on the street side and the internal connection to the main house. An excellent space, from which you exit onto the large back garden, compared to the main entrance and can be excellent for expanding the living area or intended for other uses, in the case of transformation into a B&B, or hospitality teaching activity or simply remaining a shop kit for an accommodation facility with resale of typical products of the Tuscan territory.

The farmhouse is in excellent condition, for the load-bearing structures, load-bearing walls, internal floors and the roof, as it was renovated about 25 years ago, trying to maintain the typical Tuscan style as much as possible.

Property of considerable charm and rich in history also linked to the master Leonardo Da Vinci, with easy access, ideal as a main residence and/or for an income from tourist rentals. The surrounding land, consisting of a gentle hill, also offers a large space where you can enjoy a relaxation area under a new pergola, from which you can enjoy a beautiful panoramic view, excellent for outdoor lunches or dinners. Possibility of building a swimming pool.

## DISTANCES

Property in an excellent position to reach the major towns and centers of Tuscany, such as Florence, Lucca, Pisa, Siena, San Gimignano, Volterra and Vinci.

- about 10 km from Vinci
- near the Montecatini Golf Club.
- close to the A11 and A1 motorways and the Florence-Pisa-Livorno motorway
- about 1 hour from Pisa and Florence airports

## Κοινά

Κρεβατοκάμαρες:	5
Τελειωμένα τετραγωνικά πόδια:	400 τ.μ
Μέγεθος αυλής:	19000 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0305000



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