

SEMI-DETACHED FARMHOUSE WITH POOL AND OLIVE GROVE FOR SALE IN VINCI, TUSCANY

Vinci – Florence – Tuscany



Interiors
431 m²

Bedrooms
4

Bathrooms
3

Total land
6,552 ha

Swimming pool
10 x 5 m

Immersed in the tranquility of the Tuscan countryside, this charming rustic farmhouse, detached on three sides, offers a rare combination of authenticity, privacy and comfort. The farmhouse is surrounded by an exclusive courtyard of approximately 800 m², partly paved and partly landscaped, extending along the three free sides of the building. Completing the property is approximately 5,700 m² of agricultural land used as an olive grove, partly flat and partly sloping, with approximately 45 olive trees, which give the estate an authentic Mediterranean character.

SUMMARY OF THE PROPERTY

REFERENCE #: 3080 – CASALE DIOMEDE

TYPE: semi-detached farmhouse

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 431 square meters (4,702 square feet)

TOTAL ROOMS: 17

BEDROOMS: 4

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, fireplaces, exposed beams, *pietra serena* frames, air conditioning, garden, swimming pool, olive trees

EXTERIOR: 6,552 square meters (1.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 193.63 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Montelupo Fiorentino (7 km; 15'), Capraia e Limite (8 km; 15'), Vinci (9 km; 15'), Empoli (10 km; 20'), Carmignano (10 km; 20'), Cerreto Guidi (13 km; 20'), San Miniato (22 km; 30'), Signa (23 km; 30'), Prato (32 km; 40'), Pistoia (35 km; 45'), Florence (38 km; 50'), Castelfiorentino (30 km; 35'), Montecatini Terme (45 km; 50'), San Gimignano (55 km; 1h), Pisa (60 km; 1h), Lucca (65 km; 1h 10'), Volterra (75 km; 1h 20'), Siena (80 km; 1h 20'), Viareggio (85 km; 1h 25'), Livorno (70 km; 1h 10'), Arezzo (115 km; 1h 40'), Bologna (105 km; 1h 35'), Montalcino (130 km; 1h 50'), Perugia (175 km; 2h 20'), Rome (285 km; 3h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (30km; 35'), Pisa G. Galilei (65km; 50'), Bologna G. Marconi (120km; 1h 35'), Grosseto C. Baccarini (155km; 2h 5'), Perugia San Francesco (190km; 2h 10'), Forlì L. Ridolfi (200km; 2h 20'), Roma Ciampino (320km; 3h 20'), Roma Fiumicino (330km; 3h 20')

CASALE DIOMEDE

Immersed in the tranquility of the **Tuscan countryside**, this charming **rustic farmhouse, detached on three sides**, offers a rare combination of **authenticity, privacy and comfort**. The property (431 m²) is arranged over two levels and features a particularly versatile layout. The ground floor comprises **entrance hall, kitchen, large dining room-living room, laundry room, bathroom, second kitchen and a large tavern** divided into two adjoining rooms. The first floor includes, in one section, **living room, three bedrooms, walk-in wardrobe and master bathroom**, while a second section, accessible from the tavern via an internal staircase, comprises **one bedroom and an attic**. The two sections are connected externally by a **terrace**.

The property has been **renovated with high-quality materials**, preserving the authentic charm of Tuscan tradition. The presence of **two kitchens** and the property's particular layout make it extremely versatile, ideal both as a **private residence** and for accommodating family and guests, with interesting **potential for hospitality use**.

EXTERIOR

The property enjoys a **splendid panoramic and private location**, with views over the valley as far as **San Miniato** and spectacular sunsets. The farmhouse is surrounded by an **exclusive courtyard of approximately 800 m²**, partly paved and partly landscaped, extending along the three free sides of the building. An **outdoor veranda** provides a pleasant space for *al fresco* dining or moments of relaxation, overlooking the **recently built 10 × 5 m swimming pool**, perfectly integrated into the surrounding landscape.

Completing the property is approximately **5,700 m² of agricultural land used as an olive grove**, partly flat and partly sloping, with **approximately 45 olive trees**, which give the estate an authentic Mediterranean character.















































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com