

**for sale in Fucecchio
Ponte a Cappiano
€ 550.000
Ref. 1690**



500 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 15

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

Nestled in the Tuscan countryside, in Fucecchio (FI), we offer for sale a large farmhouse with outbuildings and a former barn measuring approximately 500 square meters. The farmhouse is spread over two levels above ground for approximately 370 square meters, with the living quarters on the first floor and storage rooms and cellars on the ground floor, surrounded by 20 hectares of fenced agricultural land.

The property, in good condition, retains the authentic charm of Tuscan farmhouses and is ideal both as a private residence and as an investment for tourism and hospitality (agriturismo, B&B, rural tourism activities, events and receptions).

Main features

- Farmhouse surface area: approximately 370 m2 on 2 floors
- Over 15 compartments, customizable according to needs
- 200,000 m² of land, perfect for agricultural activities, livestock farming, vineyards or riding stables
- Fireplace, panoramic terrace and private garden

- Cellar and garage
- Independent heating and air conditioning

Strategic position

- 7 minutes from the FI-PI-LI
- 16 minutes from the A11 motorway
- In a central position between Florence, Pisa and Lucca

□Why choose this farmhouse?

Large spaces to live in or transform into a tourist accommodation business
20 hectares of land, rare to find at this price,
quiet and natural setting, but just a few minutes from the main connections

EXCELLENT VALUE FOR MONEY.

Certification

Energy Class: G

Features

Code: 1690	Reason: Sale
Address: Strada Provinciale 15	Zip Code: 50054
Municipality: Fucecchio	Zona: Ponte a Cappiano
Total Square Meters: 500 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 15
State of Preservation: Good	: 8
: 6	Total Floor: 2
Heating: Heating	Parking: Carport
Current Status: Free to the deed	Garden: Private, 200.000 sq.m.
Kitchen: Regular Kitchen	Box: Triple
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









