



VILLA // APART HOTEL NEAR FLORENCE (TUSCANY)

Italy, Toscana

Price:	€ 3 400 000
Object type	House, Mansion, castle, estate, Hotel Apartment, Investment project
Market	Resale
Land area	110000 m2
Area	3000 m2
Category	For sale



VICHIER (FLORENCE, TUSCANY) // 3000 Sq. // PARKING // ANNEX

The interior area of this property in Tuscany is about 3,000 square meters.

Aparthotel, income-generating property in Italy, includes: a villa of 750 square meters intended for the owners, a farmhouse of 600 square meters consisting of 6 apartments (+1 under renovation) and a structure in need of renovation (area about 800 square meters).

The main villa has two independent entrances that divide the property into two spacious apartments connected from the inside.

Apartment No. 1 in the villa: a hall leading to a spacious living room, a kitchen with a working fireplace, a laundry room and a bathroom. On the second floor there are four bedrooms, two bathrooms and two bathrooms. There is also an attic floor, consisting of the same rooms as the second floor, but in need of repair.

Apartment No. 2 in the villa: entrance to a large living room with a working fireplace and access to a panoramic terrace, pantry, dining room with kitchen and another working fireplace, laundry room and office. A short hallway with a small bathroom leads to a staircase leading to the second floor where there are bedrooms, a bathroom and a terrace. The attic floor is under renovation.

In the basement of the villa there are large storage rooms.

The aparthotel is an example of Tuscan architecture: wooden beams cross the ceilings of the rooms, the flooring is made in the old Tuscan technique from local materials, some arched ceilings are lined with natural bricks.

The farmhouse is currently functioning as an apart-hotel (area 600 sq m). Consists of 6 apartments. It is



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possible to add another apartment, which is currently under renovation.

The property includes another building - a former hunting house - with an area of 800 square meters. The house is made of wood and needs renovation. Interior plan: kitchen, bathroom, living room and bedroom.

The aparthotel is surrounded by a spacious garden with a swimming pool. The land area of approximately 11 hectares is partly occupied by olive groves and vineyards, as well as a forest area.

There is a large barn next to the entrance to the aparthotel, which is now used as a wood storage, but it can be converted into a garage.

There is independent heating, thanks to the presence of a boiler for each apartment, as well as a photovoltaic system with a capacity of 18 kW.

The aparthotel is in close proximity to Vicchio, a town in the Tuscan countryside with ancient Etruscan roots.

The property is located among the Tuscan hills, which give an atmosphere of tranquility.

Vicchio → Florence 41.7 km away

Vicchio → Santa Maria Novella Station, Florence: 39.6 km

Vicchio → Outlet The mall, Florence: 35.5 km

Vicchio → Siena: 125 km

Vicchio → San Gimignano: 106 km

Vicchio → Airport Galileo Galilei, Pisa: 138 km

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