Colli toscani
piazza serristori 20 - 50063 Figline e Incisa Valdarno (FI)
055959151

for sale in Castelfranco Piandiscò
€ 595.000
Ref. 30033



330 sq.m. | : 6 | : 3 | : 15

Renovated farmhouse with outbuilding, panoramic views and 2 hectares of land – Valdarno Hills In the suggestive hilly setting of Castelfranco Piandisç, along the historic Setteponti road, we offer for sale a charming renovated farmhouse with a small barn and private land, located in a dominant panoramic position about 30 km from Florence.
The property, with a total surface area of approximately 300 m2, was previously used as a tourist accommodation facility and is currently divided into three apartments, spread across two units, thus offering great flexibility of use: private residence, holiday home, or hospitality business.
First real estate unit. It includes an independent apartment, consisting of:
Living room, kitchen, bedroom, bathroom, large panoramic terrace. An ideal space as a guest house or independent accommodation.
Second real estate unitIt is spread over several levels.
Ground floor
Typical Tuscan loggia, apartment with a large living room with fireplace, kitchenette, two bedrooms, two bathrooms, upper floor
The apartment comprises an entrance hall, living room, kitchen, two bedrooms, and a bathroom. Additional spaces are available on the lower floor of the house:
Rooms already prepared for the construction of a further two-room apartment with bathroom (currently unfinished), large cellars and accessory rooms. These spaces offer interesting possibilities for residential or hospitality expansion.

Land and outdoor spacesComplete the property:
Approximately 2 hectares of private land, natural water source, large garden surrounding the house. Location and potential. The village of Castelfranco Piandisç, located at approximately 450 meters above sea level, enjoys a dry climate and excellent sun exposure. Its strategic location allows easy access to some of Tuscany's most important cities: Florence, Arezzo, and Siena.
Thanks to its panoramic location and the fact that it is divided into several apartments, the property is particularly suitable for seasonal tourist rentals or as a hospitality facility, which could be reactivated with minimal intervention.
Conversion into a single, large, charming residence is still possible, although it would require some reorganization of the spaces.
Distances to tourist cities
Florence about 35 minutes, Peretola airport 50 minutes, Casentino about 40 minutes, Siena 50 minutes, Arezzo 35 minutes, Lucca 1 hour, Versilia 1.5 hours (Forte dei Marmi, Viareggio

Certification

: G

Features

Codice: 30033	Motivazione: Sale
Indirizzo: loc grania	CAP: 52026
Comune: Castelfranco Piandiscò	Totale_mq: 330 sq.m.
camere: 3	bagni: 6
Locali: 15	










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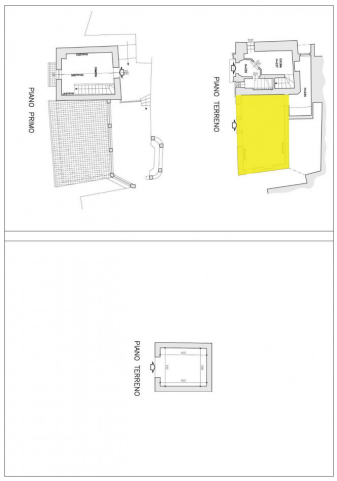

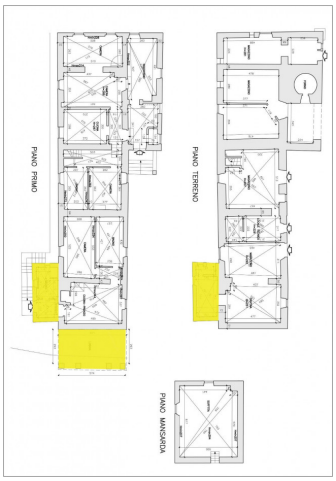

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